Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1273

Davidson County DEEDWARR
Recvd: 08/09/04 08:53 3pgs
Fees:18.00 Taxes:519.85

20040809-0095461

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James H. Martin and wife, Jean C. Martin, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Allyson Krebs, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

See attached Exhibit "A"

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8076 Old Pond Creek Road, Pegram TN 37143.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2004

James H. Martin

James H. Martin

Jean C. Martin

Jean C. Martin

State of Tennessee)
County of Davidson)

On this 30th day of July, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James H. Martin and Jean C. Martin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140,500.00.

X James H. Martin
Affiant

Sworn and subscribed before me on this the 30th day of July, 2004.

Notary Public

My Commission Expires: 7-30-05

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Allyson Krebs 8076 Old Pond Creek Road Pegram, TN 37143	New Owner	100-0-8

Exhibit "A"

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by S. J. Hitchinson, Surveyor, March 21, 1953 as follows:

Beginning at a point in the center of the Old Pond Creek Road at the northeast corner of the property conveyed to Samuel C. Lewis by deed from John H. Hines and wife, of record in Book 387, Page 93, Register's Office for said County, said point being in the southern boundary line of the property conveyed to B.B. Johnson and wife, by deed from Federal Farm Mortgage Corporation, of record in Book 1149, Page 622, Register's Office for said County; thence with said road and the eastern boundary line of said Lewis property south 4 deg. west 12 poles; South 37 deg. east 4 poles; South 21 deg. 30' east 12 poles; 40 deg. east 15 poles; south 25 deg. 30' east 11 poles; south 12 deg. east 19 poles; south 21 deg. east 18 poles; south 3 deg. 30' west 4 poles; and south 25 deg. west 8.5 poles to the center of a private road called Orchard Road; thence north 89 deg. east 8 1/4 poles; thence north 32 deg. east 11 poles to a white oak; thence north 28 deg. 15' north 32 deg. east 28 1/4 poles to a black gum tree; thence north 34 deg. west 1 pole to a stake and gate post; thence north 59 deg. east 25 1/4 poles to an iron stake; thence north 30 deg. east 17 1/4 poles to a hickory; thence north 43 deg. east 29 poles to an iron stake; thence north 7 deg. 30' east 26 poles to a small hickory and stone pile in the southern boundary lines of said Johnson property; thence with the southern boundary lines of said Johnson property north 86 deg. 30' west 117 poles to the beginning, containing 33 acres, more or less.

(Included in the above, but expressly excluded from this conveyance is the following described property conveyed to C.C. Hill, Jr. by deed from Henry C. Sadler and wife, Dorothy C. Sadler, of record in Book 2437, Page 231, said Register's Office, being a parcel of land in the 8th Civil District of Davidson County, Tennessee, on the west side of the Old Pond Creek Road, about one-half mile north of the Charlotte Pike and being the northern portion of a 33 acre tract conveyed by deed from H.A. Bennett and wife, to H.C. Sadler, Jr. and wife, Dorothy Sadler, of record in Book 2140, Page 547, said Register's Office, and described according to a survey made by S.H. Hutchison, June 7, 1955, as follows:

Beginning at a small hickory with stone piles around it in Burl Johnson's south line; thence with his south line north 86 deg. 30' west 117 poles to a stone pile with pointer in Old pond Creek Road and Sam Lewis' line; thence as follows with Sam Lewis' easterly line and road south 4 deg. west 12 poles; south 37 deg. east 4 poles; south 21 deg. 30' east 12 poles; south 29 deg. 30' east 8 poles; south 32 deg. 30' east 22 poles; south 40 deg. east 15 poles; south 25 deg. 30' east 11 poles; south 12 deg. east 2 poles to a point in the center of said road, dogwood pointers, thence leaving road going south 70 deg. 30' east 19.75 poles to a stake in a fence; thence south 55 deg. 30' east 4.2 poles to an iron stake at a gate post, Roy Hughes' corner; thence with Roy Hughes' westerly line as follows: north 59 deg. east 25.25 poles to an iron stake; north 30 deg. east 17.25 poles to a hickory, north 43 deg. east 29 poles to an iron stake; north 7 deg. 30' east 26 poles to the point of beginning, containing 28.50 acres, more or less.)

Being the same property conveyed to James H. Martin and wife, Jean C. Martin by Deed dated February 12, 1959 and filed for record on February 18, 1959 in Book 2877, Page 256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.