WARRANTY DEED

State of Tennessee)
County of Davidson)

G#2652-2

The actual consideration or value, whichever is greater, for this transfer is **$371,000.00.**

Andrew J. Martin
Affiant

Subscribed and sworn to before me, this the 20th day of August, 2004.

Notary Public

My commission expires: 7/21/07

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 08/25/04 15:44 2pgs
Fees:13.00 Taxes:1372.70

20040825-0103101

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ANDREW J. MARTIN and CYNTHIA L. MARTIN	Bank of America	**Map 117-09-0, Parcel 028.00**
3709 Hilldale Drive	P.O. Box 17404	
Nashville, TN 37215	Baltimore, MD 21297	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CONNIE H. LONG and wife, STEVEN B. LONG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW J. MARTIN and CYNTHIA L. MARTIN, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Billington Lands, as of record in Book 547, Page 116, Register's Office for Davidson County, Tennessee, and being known as Lot No. 4 on the unrecorded Map of said lands, called Hymor Subdivision, and described according to a copy of a survey thereof made June 30, 1949, by George W. Watkins, Surveyor, as follows:

BEGINNING at a point on the westerly margin of Hilldale Drive, the corner of Lot Nos. 3 and 4 on said unrecorded plan; thence, with the line between said Lots westerly 208.7 feet to a point; thence, southerly 100 feet to the common corner of Lot Nos. 4 and 5; thence, with the line between said Lots easterly 205.9 feet to the westerly margin of Hilldale Drive; thence, with the margin of the same, northerly 100 feet to the BEGINNING.

BEING the same property conveyed to Connie H. Long and spouse, Steven B. Long, by Warranty Deed dated May 20, 1994, from Clifford P. Johnston, a single person, of record in Book 9353, Page 696, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) Unimproved (____) property, known as: **3709 Hilldale Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this **20th** day of **August, 2004.**

Connie H. Long
CONNIE H. LONG

S B Long
STEVEN B. LONG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CONNIE H. LONG and wife, STEVEN B. LONG,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **August, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires: 4/10/05