This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
615-369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
615-369-0039

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 191,500.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 31 day of August, 2004
Notary Public

NOTARY PUBLIC
Commission Expiration:

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 7, 2008

Davidson County DEEDWARR
Recvd: 09/02/04 13:36 2pgs
Fees:13.00 Taxes:708.55
20040902-0106426

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
WILLIAM C. MARTIN AND WIFE, JULIA A. MARTIN	CAPITAL BANK & TRUST CO. 1820 WEST END AVE. NASHVILLE, TN 37203	5633 KNOBB ROAD NASHVILLE, TN 37209
MAP PARCEL NUMBER 103-6-166		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, CARRERA 1 PROPERTIES, LLC ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto WILLIAM C. MARTIN AND WIFE, JULIA A. MARTIN ("Grantee") the following described Real Estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF BROOKSIDE COURTS, ADDITION NO. 2, OF RECORD IN BOOK 1835, PAGE 47. SAID LOT NO. 63 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF KNOB ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES HAVING A LENGTH OF 300 FEET TO A DEAD LINE ON THE REAR WHICH MEASURES 75 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED TO JOE ROBERT HENDRICKSON, JR. BY WARRANTY DEED OF ROSE HAILEY REALE AND RECORDED JAN. 29, 2003 IN INST. NO. 20030129-0012430, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO CARERRA 1 PROPERTIES, LLC BY QUITCLAIM DEED OF JOE ROBERT HENDRICKSON, JR. RECORDED SEPT. 10, 2003 IN INST. NO. 20030910-0132206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CARRERRA 1 PROPERTIES, LLC IS ALSO KNOWN AS CARRERRA PROPERTIES, LLC.

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 31st day of August, 2004

Joe Robert Hendrickson Jr. Chief Manager

CARRERA 1 PROPERTIES, LLC
AKA CARRERA PROPERTIES, LLC

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **JOE ROBERT HENDRICKSON, JR.** with whom I am personally acquainted, and who upon oath, acknowledged himself to be the **ORGANIZER** of **CARRERA 1 PROPERTIES, LLC., AKA CARRERA PROPERTIES, LLC** the within named bargainor, a corporation, and that as such Authorized Agent with full authority to do so executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself/herself as such ORGANIZER.

Witness my hand and official seal this the **31ST day of August, 2004**

Notary Public

My Commission Expires:_____

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005