WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Com... Expires 6/30/2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Y. Patton	Allison Y. Patton	91-8-123
(NAME) 661 Ewing	(NAME) 661 Ewing	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/13/04 14:29 2pgs
Fees:13.00 Taxes:20.35

20040913-0110279

FOR AND 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, Edward Martin, Unmarried and Angela Martin, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Y. Patton,** unmarried, 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 Lot(s) 11, a part of Lots 25 and 26, as shown on the map entitled Subdivision of the County Lands, of record in Plat Book 161, page(s) 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruby Wheeler Martin, by deed of record in Book 5620, page 983, said Register's Office, the said Ruby Wheeler Martin having since died. The Will of Ruby Wheeler Martin of record in Will Book 227, page 718, Davidson County Court Clerk's Office, devised the subject property to Angela Zora Martin and Edward A. Martin, Jr.

unimproved ☒

This is improved ☐ property, known as 1022 40th Avenue North Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 our hands this 3rd day of September, 2004.

Edward Martin M.D. By John L Hughes att in Fact
Edward Martin M.D.

Angela Martin By John L Hughes att in Fact
Angela Martin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of September, 2004, before me personally appeared **John Hughes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Edward Martin and Angela Martin**, and who acknowledged that he executed the same as the free act and deed of **Edward Martin and Angela Martin.**

Witness my hand and official seal at Nashville, Tennessee this 3rd day of September, 2004.

Commission expires:

Notary Public

RICHARD MASON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 6/30/2007