(1)

WARRANTY DEED

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2004.

Betty Hodges
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Tilte, LLC, 230 West Main Street

Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Barrett	Owner ~~Michigan Fidelity Acceptance Corp~~	94-02-46
(NAME)	(NAME)	
1701 Long Avenue	~~25800 Northwestern Highway~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN	~~Southfield, MI 48075~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041954

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Douglas B. Martin and Patti B. Martin**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John B.C. Barrett**, unmarried, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being the westerly 50.0 feet of Lot No. 175 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Property commonly known as 1701 Long Avenue, Nashville, Tennessee 37206

Being the same property conveyed to Mitchell A. Watts, Trustee, by quitclaim deed from Douglas B. Martin, and then Mitchell A. Watts, Trustee, further conveys to Douglas B. Martin and Patti B. Martin, as joint tenants with rights of survivorship, executed February 13, 2003 and filed of record in Instrument No. 20030214-0020316, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Douglas B. Martin, unmarried, by deed from Pamela Gail Henderson, unmarried, executed October 29, 1996 and filed of record in Book 10247, page 281, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1701 Long Avenue, Nashville, TN 37206

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 10/05/04 15:58 2pgs
Fees:13.00 Taxes:510.60

20041005-0120106

Witness our hands this 30th day of September, 2004.

Douglas B. Martin

Patti B. Martin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Douglas B. Martin and Patti B. Martin, the bargainor(s), 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 Franklin, Tennessee this 30th day of September, 2004.

Commission expires:

Notary Public

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007