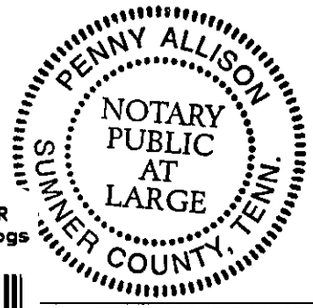
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 10/15/04 13:50 2pgs
Fees:13.00 Taxes:921.30



20041015-0124394

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$249,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2004.

Notary Public

My commission expires: 3/25/07

(AFFIX SEAL)

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: **Sheila Pelletier**	Send Tax Bills To: CTX Mortgage Company, LLC.	Map-Parcel Numbers **Map 051-07/Parcel 045**
210 Due West Avenue	2828 North Harwood	
Madison, TN	Dallas, TX. 75201-1516	

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,

Charles R. Martin and Paula S. Martin, husband and wife

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

Sheila Pelletier, an unmarried woman.

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 Stratton Place, as of record in Book 547, Page 182, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Due West Avenue, as widened, and a 50 foot unnamed road; thence with the easterly margin of said unnamed road, North 2 degrees West 374 feet; thence, eastwardly 99 feet, more or less, to the westerly line of the property conveyed to George W. Gann and wife, by Deed from Eddie C. Hall and wife, of record in Book 2270, Page 238, Register's Office for Davidson County, Tennessee; thence with said line South 7 degrees 30 minutes East 374 feet to the northerly margin of Due West Avenue, as widened; thence, with said Avenue westwardly 113 feet, more or less, to the beginning.

Included in the above description, but expressly excluded therefrom is the tract of land containing 550 square feet conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in a deed of record in Book 4217, Page 794, said Register's Office.

Being the same property conveyed to Charles R. Martin and wife, Paula S. Martin, by Deed from Victoriano C. Calderon, Jr. and wife, Virginia S. Calderon, of record in Instrument No. 20030516-0067361, 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 paid by the Grantor(s) herein.

This instrument is being executed in behalf of Charles A. Martin, pursuant to a Power of Attorney executed by same on the ____ day of October, 2004, of record in Instrument No. 20041015-0124393 **, Register's Office for &v28& County, Tennessee.**

This is Improved (__X__) Unimproved (____) property, known as: **210 Due West Avenue, Madison, TN 37115**

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 **8th** day of **October, 2004.**

Charles R. Martin

Charles R. Martin
By: Paula S. Martin Attn-in-fact
Paula S. Martin, his Attorney-in-Fact

Paula S. Martin

Paula S. Martin

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 **Paula S. Martin,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **October, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 8th day of October, 2004 before me personally appeared **Paula S. Martin** 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 **Charles R. Martin** and acknowledged that she executed the same as the free act and deed of said **Charles R. Martin.**

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07