This space for Register's Office:

Davidson County DEEDWARR
Recvd: 12/06/04 10:55 2pgs
Fees:13.00 Taxes:769.60

20041206-0144716

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Ann Martin et vir
109 Colony Point East
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

Map # 136.07-0-171.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Rust,** hereinafter called the **Grantors**, do hereby convey unto **Ann Martin and husband Larry Martin** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, TN being Lot No. 354 on the Plat of Priest Lake Park, Section 5, of record in Plat Book 4460, Pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephanie Rust on April 7, 2004 by Warranty Deed of record in Instrument 20040423-0046426 said Register's Office.

This is improved property known as 109 Colony Point East, Nashville, TN 37217

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 22nd day of November, 2004.

Stephanie Rust

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 22nd day of November 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $208,000.00.

Affiant

Sworn and subscribed before me on 11/22/04

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN