This space for Register's Office:

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
605 Ward Circle
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map # 64.03-B-13.00CO

Davidson County DEEDWARR
Recvd: 12/07/04 11:00 2pgs
Fees:13.00 Taxes:1776.00
20041207-0145602

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, unmarried,** 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, Tennessee, being known as Lot No. 306 on the Revised Plan of Brandywine Pointe Subdivision, Phase One, Section 2, of record in Plat Book 7900, Pages 170, 171 and 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Rust, unmarried by Warranty Deed of record in Instrument No. 20040323-0032592, Register's Office for Davidson County, Tennessee.

This is improved property known as 605 Ward Circle Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantees 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 Grantees, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I 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, I have hereunto set my hand and seal this 30th day of November, 2004.

Stephanie Rust

Stephanie Rust

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust known to me to be the person 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 30th day of November, 2004.

Notary Public in and for the
State of Tennessee

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/28/06

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Sworn and subscribed before me on 11/30/2004.

Notary Public

My Commission Expires: ~~6/28/2008~~
1/28/06

NOTARY PUBLIC AT LARGE