STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2005

Notary Public

MY COMMISSION EXPIRES 3/25/06

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 05-3124DC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gail Martin
(NAME)

1005 Spain Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37200
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
Same as New Owner
(NAME)

(STREET ADDRESS)

(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
72-9-129

Davidson County DEEDWARR
Recvd: 01/24/05 09:15 2 pgs
Fees:13.00 Taxes:249.75

20050124-0008291

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, **Thomas H. Cayce and Beverly Cayce Hix,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gail Martin,** 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:

Being the easterly one-half of Lot No. 8 on the Map of Bush Spain's subdivision of Zack Stull Lands, as of record in Book 161, page 129, Register's Office for said County.

Said part of said Lot No. 8 fronts 50 feet on the northerly side of Spain Avenue, and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Thomas H. Cayce and Beverly Cayce Hix, by Affidavit of Heirship dated January 14, 2002, of record in Instrument ~~#20021140005253~~ 20020114-0005253 Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as **1005 Spain Avenue, Nashville, TN 37200.**

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. Whenever 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 20th day of January, 2005.

Thomas H. Cayce

Beverly Cayce Hix

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 Thomas H. Cayce and Beverly Cayce Hix the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of January, 2005.

Commission expires 10/15/06

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282