Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood TN 37027

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me, This 31st day of January, 2005.

Notary Public

My Commission Expires: 1/24/06

Davidson County DEEDWARR
Recvd: 02/11/05 08:34 2 pgs
Fees:13.00 Taxes:1109.63
20050211-0015789

Address New Owner	Send Tax Bills to:	Map-Parcel
Holly D. Martin 500 Holt Briar Court Nashville, TN 37211	OWNER	180-3-O-A 138.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Frederick W. Cawthon and Betty A. Cawthon, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Derek S. Martin and wife, Holly B. Martin hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the plan of Stone Creek Park, Section 4, a planned unit development, of record in Plat Book 9700, Page 266, and amended in Instrument No. 200106190064557, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description.

Being the same property conveyed to Frederick W. Cawthon and wife, Betty Cawthon by Deed from Drees Preferred Collection, Inc., n/k/a Drees Premier Homes, Inc., dated October 5, 2001 and filed of record in Instrument No. 200110150112058, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. All matters contained in Restrictive Covenants of record in Book 10324, Page 365, and amended in Instrument No. 20010719-0076875, Register's Office for Davidson County, Tennessee.
3. All matters set forth in Plat of record in Book 9700, Page 266, and amended in Instrument No.20010619-0064557, Register's Office for Davidson County, Tennessee.
4. Subject to By-Laws of record in Book 10324, Page 405, Register's Office for Davidson County, Tennessee.
5. Charter of the Homwowner's Association of record in Book 10324, Page 358, Register's Office for Davidson County.

This is improved property known as: 500 Holt Briar Court Nashville, TN 37211.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees,their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of January, 2005.

Frederick W. Cawthon

Betty A. Cawthon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Shaw, a Notary Public of the State and County aforesaid, personally appeared Frederick W. Cawthon and Betty A. Cawthon, husband ans wife,, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainors, and that she as such executed the foregoing instrument for the purpose therein contained, by signing their names.

Witness my hand, at Nashville, Tennessee, this 31 day of January, 2005.

NOTARY PUBLIC

LAURA SHAW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 4-19-08