(2) Return to : First Title and Escrow Co., Inc.
Box 9B File Number 23824

~~RECORD AND RETURN TO~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP43639

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/05 13:41 2 pg
Fees:13.00 Taxes:993.08

20050308-0025594

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$268,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
STEVEN ALAN PAGE et ux		**155-16-A-269**
6312 Holly Trace Way	NEW OWNER	**GSD 1071**
Nashville, TN 37221		

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, MARTHA L. ROWLAND and husband, RONALD L. HARRISON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN ALAN PAGE and wife, ANGIE C. PAGE**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in Davidson County, Tennessee, being Lot 223 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, Register" Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Martha L. Rowland by Quitclaim Deed from Martha Rowland DeMartino, now known as Martha L. Rowland, of record in Instrument Number 20021021-0129089, Register's Office for Davidson County, Tennessee and being the same property conveyed to Martha Rowland DeMartino by Quitclaim Deed from Thomas Joseph DeMartino, of record in Instrument Number 20011204-0132626, said Register's Office. Said conveyance being pursuant to divorce. Martha Rowland DeMartino and Martha L. Rowland being one and the same person and being the same property conveyed to Martha Rowland DeMartino and husband, Thomas J. DeMartino by deed from Centex Homes, of record in Instrument Number 20010522-0053067, Register's Office for Davidson County, Tennessee. Martha L. Rowland having since married Ronald L. Harrison and the said Ronald L. Harrison joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

This property is improved known as 6312 Holly Trace Way, Nashville, Tennessee 37221

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. 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 our hands this 28th day of February, 2005.

Martha L. Rowland

MARTHA L. ROWLAND

Ronald L. Harrison by Martha L. Rowland Attorney-in-Fact

RONALD L. HARRISON
By: Martha L. Rowland, Attorney-in-Fact

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 MARTHA L. ROWLAND, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 28th day of February, 2005, before me personally appeared MARTHA L. ROWLAND, to me known to be the person who executed the foregoing instrument in behalf of RONALD L. HARRISON, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said RONALD L. HARRISON, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06