Davidson County DEEDWARR
Recvd: 03/30/05 15:29 2 pgs
Fees:13.00 Taxes:444.00

20050330-0034727

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43691

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Expires JULY 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$120,000.00

Anthony G. LeDonne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th day of March, 2005

Notary Public

MY COMMISSION EXPIRES: 7/26/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony G. LeDonne	PrimeTrust Bank	62-2-A-185
2877 Steamboat Drive	P. O. Box 210618	
Nashville, TN, 37214	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, I/WE,

Rogers T. Martin, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony G. LeDonne, a single male

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:

LAND in Davidson County, Tennessee, being Lot No. 185, Resubdivision of River Trace Estates, Phase 1, Section II, as of record in Plat Book 6250, Page 995, amended in Plat Book 6900, Pages 158 and 159, corrected by Surveyor's Certificate of Correction of record in Book 7678, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Rogers T. Martin, Jr., unmarried, by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 8517, Page 303, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2877 Steamboat Drive, Nashville, TN 37214

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 ___my/our___ hand(s)___ this 18th day of March, 2005

Rogers T. Martin, Jr.
Rogers T. Martin, Jr.

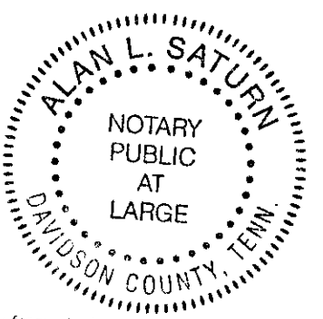
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Rogers T. Martin, Jr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2005

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006