THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 09:50 2 pgs
Fees:13.00 Taxes:536.50
20050503-0048997

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for the transfer is $145,000.00.

Affiant

Sworn to and subscribed before me this 29 day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Alvarez Martin and		
Martin French	Same	Map 83-9
1114 Howard Ave		Parcel 30
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Milton Davidson, as to an undivided 3/5 interest, Ola Juanita Holt, as to an undivided 1/5 interest and Joseph Notley Davidson, Jr., as to an undivided 1/5 interest, hereinafter called "Grantor", has bargained and sold,** and by these presents does transfer and convey unto **Martin French and Alvarez Martin**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "C" of F. O. Beasley's Subdivision of East Nashville, a plan of which is of record in Plan Book 2, page 66, Chancery Court for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the south side of Grove Avenue, now Ordway, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Joseph Notley Davidson and wife, Esther Davidson, by deed from Nashville and American Trust Company, of record in Book 913, page 538, Register's Office for Davidson County, Tennessee, the said Joseph Notley Davidson having since died on 03-07-88, and Alice Esther Davidson having since died on 02-04-89, leaving as her only heirs-at-law, Ola Juanita Holt, Anne D. Perryman, Jean D. Hines, Joseph Notley Davidson, Jr., and Thomas Milton Davidson; the said Anne D. Perryman and Jean D. Hines having since quitclaimed their interest in said property to Thomas Milton Davidson by instruments of record in Book 8971, page 549 and Book 8971, page 551, Register's Office for Davidson County, Tennessee.

The above-described property is the principal residence of Thomas Milton Davidson, who is unmarried.

This is improved property known as 1210 Ordway Place, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 26 day of April, 2005.

Thomas M. Davidson
Thomas Milton Davidson

Ola Juanita Holt
Ola Juanita Holt

Joseph Notley Davidson Jr.
Joseph Notley Davidson, Jr.

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 Milton Davidson, Ola Juanita Holt, and Joseph Notley Davidson, Jr.**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26 day of April, 2005.

Robert F. Agnew
NOTARY PUBLIC

My Commission Expires: 5-28-06

DAVIDSON COUNTY, TENN. NOTARY PUBLIC ROBERT F. AGNEW