WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. WALTON	Capital Bank & Trust, Company	59-8-15
(NAME)	(NAME)	
2704 VISTA LANE	2200 Abbott Martin Road Suite 201	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JOHN M. MARTIN, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. WALTON, a single person, 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 LOT NO. 130 ON THE PLAN OF SECTION FOUR, THIRD ADDITION TO TRINITY HILLS VILLAGE, OF RECORD IN BOOK 5200, PAGE 248 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND NOW KNOWN AS 130A ZONE LOT DIVISION OF LOT NO. 130 & 131, SECTION FOUR, THIRD ADDITION, TRINITY HILLS VILLAGE, OF RECORD IN BOOK 6250, PAGE 202 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. MARTIN, a single person BY DEED FROM CDT PROPERTIES, LTD., A LIMITED PARTNERSHIP DATED FEBRUARY 15, 1985 OF RECORD IN BOOK 6493, PAGE 260 SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as 2704 VISTA LANE, NASHVILLE, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 16th day of May, 2005.

JOHN M. MARTIN

Davidson County DEEDWARR
Recvd: 05/20/05 10:07 2 pgs
Fees:13.00 Taxes:155.40

20050520-0057010

STATE OF TENNESSEE

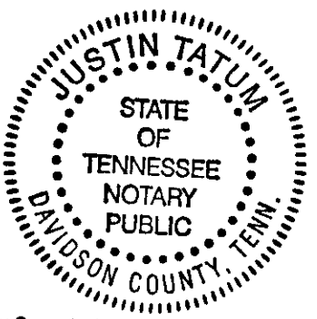
COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared JOHN M. MARTIN, a single person with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public



My Commission Expires JULY 19, 2008