Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 77,500.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of MAY 2005.

_____
Notary Public

MY COMMISSION EXPIRES: 4-7-08

(AFFIX SEAL)

MICHAEL B. WOMELDUFF ★ NOTARY PUBLIC AT LARGE ★ WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 05/27/05 10:08 1 pg
Fees:13.00 Taxes:285.75

20050527-0059970

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John McLeroy (NAME) 215 WOODLANDS DRIVE (STREET ADDRESS/ROUTE NUMBER) KINGSTON SPRINGS, TN 37082 CITY/STATE/ZIP	Same (NAME) (STREET ADDRESS) (CITY/STATE/ZIP)	92-13-297.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

JOHN A. MARTIN

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

HEREINAFTER CALLED THE GRANTEE(S), 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. 7 of Block 26 on the Plan of the Plummer Place in West Nashville, as of record in Book 161, page 39, Register's Office for said County.

According to a survey by Hal R. Swann, Jr., Surveyor, March 15, 1958, said Lot No. 7 fronts 50 feet on the easterly side of Chamberlain Avenue, formerly 38th Avenue North or Center Street, and extends back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to John A. Martin, by Quitclaim Deed from B&J-M Trust, dated October 29, 2003, recorded October 30, 2003, of record in Instrument Number 200310300159645, Register's Office for Davidson County, Tennessee.

SUBJECT TO EASEMENTS, SETBACK LINES AND MATTERS OF RECORD AT BOOK 161, PAGE 39, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND OTHERWISE OF RECORD; ZONING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY, AND TO MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.

THE ABOVE DESCIRBED PROPERTY HAS NEVER BEEN THE HOMESTEAD OF THE GRANTOR, OR SPOUSE IF ANY, THEREFORE SAID PROPERTY IS NOT SUBJECT OT ANY HOMESTEAD INTEREST PER TENNESSEE LAW.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do 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 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 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 our~~ hand ~~s~~ this 25 day of MAY, 2005.

_____
JOHN A. MARTIN

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 **JOHN A. MARTIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, the within named bargainor, and who acknowledged that she executed the within document for the purposes therein contained, as his free act and deed.

Witness my hand and official seal at DAVIDSON COUNTY, TENNESSEE, this 25 day of MAY, 2005.

MICHAEL B. WOMELDUFF ★ NOTARY PUBLIC AT LARGE ★ WILSON CO. TENN.

Commission Expires: 4-7-08

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Notary Public