Davidson County DEEDWARR
Recvd: 06/28/05 08:18 2 pgs
Fees:13.00 Taxes:817.70

20050628-0073892

WARRANTY DEED

B-MSRE-05-0212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Subscribed and sworn to before me this 1st DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander D. Martin	Suntrust Mortgage, Inc.	
212 Fairmont Court	(NAME) 201 Fourth Ave. N. 7th Floor	104-06M 12.00 CO
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANIS M. WATTS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEXANDER D. MARTIN, UNMARRIED AND ALEXANDER D. COPE, UNMARRIED, Joint Tenants, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A-12, FAIRMONT COURT CONDOMINIUM, as shown on plat of record in Plat Book 6250, Page 825, as established under Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125 and Book 6774, Page 221 revised in Book 6823, Page 962 and modified in Book 6893, Page 62, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Janis M. Watts and Austin Lee Watts, Jr. to John I. Harris as recorded on the 6th day of October, 1998, in Book 11144, Page 365 and Warranty Deed from Philip L. Roberts and wife, Heidi Elizabeth Roberts to Austin Lee Watts, Jr. and wife, Janis M. Watts as recorded on the 26th day of July, 1996 in Book 10133, Page 168, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Janis M. Watts by Quitclaim Deed as of record in Book 11144, Page 365, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 212 Fairmont Court, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 1st day of June, 2005.

Janis M. Watts by Jon Rudy, Attorney in fact
Janis M. Watts

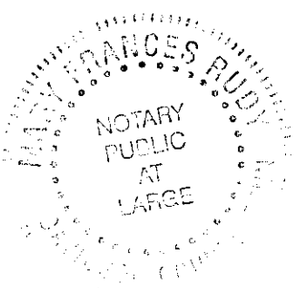
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jon Sheridon, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Janis M. Watts and acknowledged that he/she executed the same as the free act and deed of the said Janis M. Watts.

Witness my hand and official seal at Nashville Tennessee on this the 1st day of June, 2005.

Mary Frances Rudd
NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903