JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER L. MARTIN, ET UX	New Owner	**146-6-38**
(NAME) **717 FARRELL ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37220**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/13/05 15:38 2 pgs
Fees:13.00 Taxes:1295.00

20050913-0110224

WARRANTY DEED

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, **WE, G. VICTOR MECYSSNE NOW KNOWN AS GEORGE VICTOR ANTHONY AND WIFE, JOELLE MARIE ANTHONY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER L. MARTIN AND WIFE, JAMA L. MARTIN,** 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. 13 on the Plan of Ragland Estates of record in Book 2663, page 104, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to G. Victor Mecyssne, unmarried, with a life estate being reserved in Victoria Mecyssne, a widow, by deed of record in Instrument #20011018-0113589 Register's Office for Davidson County, Tennessee. The said Victoria Mecyssne having since died.

George Victor Mecyssne, G. Victor Mecyssne and George Victor Anthony are one and the same person. See Quitclaim deed of record in Instrument #20050822-0099779, said Register's Office.

This conveyance is subject to all matters of record in Book 2663, page 104, and any and all other restrictions, easements and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **717 FARRELL ROAD, NASHVILLE, TN 37220**
(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 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 our hands this 2nd day of September, 2005.

G. VICTOR MECYSSNE
N/K/A GEORGE VICTOR ANTHONY

JOELLE MARIE ANTHONY

GEORGE VICTOR ANTHONY

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 **G. Victor Mecyssne n/k/a George Victor Anthony and wife, Joelle Marie Anthony**, the bargainors, 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 at office this 2nd day of September, 2005.

My commission expires: **September 22, 2007**

Notary Public

DEBORAH J. COREY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.