40-A

Davidson County DEEDWARR
Recvd: 09/28/05 15:12 2 pgs
Fees:13.00 Taxes:575.46
20050928-0116760

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Rachael E. Martelle and husband,
Andrew J. Martelle
304 Sentinel Drive
Nashville, TN 37209

SEND TAX BILL:

Franklin American Mortgage
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

MORTGAGEE:
Franklin American Mortgage
501 Corporate Centre Drive Suite 400
Franklin, TN 37067

MAP AND PARCEL:
Map 103-4
Parcel 287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joe E. Irwin**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Rachael E. Martelle and husband, Andrew J. Martelle** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Valley View Subdivision, Section 3, as of record in Plat Book 2330, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Joe E. Irwin, an unmarried person, by deed from Monica Miller, dated July 17, 1998, of record in Book 11030, page 461, Register's Office for Davidson County, Tennessee.
>
> Melissa G. Ishmael-Irwin joins in the execution of this instrument to convey her interest in the Property as spouse of Joe E. Irwin.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 304 Sentinel Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of September, 2005.

Joe E. Irwin

Melissa G. Ishmael-Irwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joe E. Irwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of September, 2005.

ANDREW B. GIBSON Notary Public At Large DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/21/07

My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Melissa G. Ishmael-Irwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of September, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN

My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $155,530.00.

Rachael E. Marbetta

AFFIANT

Subscribed and sworn to before me this 27th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN

My Commission Expires September 30, 2006