

WARRANTY DEED

G-KW-05-4600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:
(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
Jason B. Martin	The Huntington National Bank	
4600 Dakota Avenue (ADDRESS)	(NAME) 8040 Hosbrook Road, Suite 320	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(ADDRESS) Cincinnati, OH 45236 (CITY) (STATE) (ZIP)	91-16-123.00

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 JAMES K. SHERIDAN AND WIFE, KIMBERLEY C. SHERIDAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON B. MARTIN AND JENNIFER MARTIN, 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 THE WESTERLY 35 FEET OF LOT NO. 501 AND THE EASTERLY 40 FEET OF LOT NO. 503 OF BLOCK NO. 24 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID WESTERLY PART OF LOT NO. 501 AND THE EASTERLY PART OF LOT NO. 503 FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF DAKOTA AVENUE, FORMERLY 4TH AVENUE, AND RUN BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 46TH AVENUE, NORTH, AS WIDENED, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES K. SHERIDAN AND WIFE, KIMBERLEY C. SHERIDAN, BY WARRANTY DEED FROM GREGORY SCOTT MULLER, SR., INDIVIDUALLY AND AS ADMINISTRATOR, C.T.A. OF THE ESTATE OF DELORES JEAN COOK MULLER, RECORDED ON THE 26TH DAY OF JULY, 2004, IN INSTRUMENT NO. 20040726-0089074, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; b) plat of record in Book 57, Page 103; and c) any and all existing easements and restrictions as shown of record not stated herein.

Davidson County DEEDWARR
Recvd: 09/30/05 12:14 2 pgs
Fees:13.00 Taxes:1387.50

20050930-0117731

unimproved ( )
This is improved (X) property, known as 4600 Dakota Avenue, Nashville, Tennessee 37209
(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 27th day of September, 2005.

James K. Sheridan

Kimberley C. Sheridan

STATE OF Tennessee
COUNTY OF Davidson

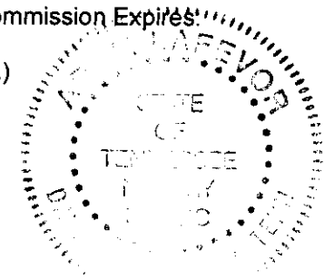
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James K. Sheridan and Kimberley C. Sheridan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903