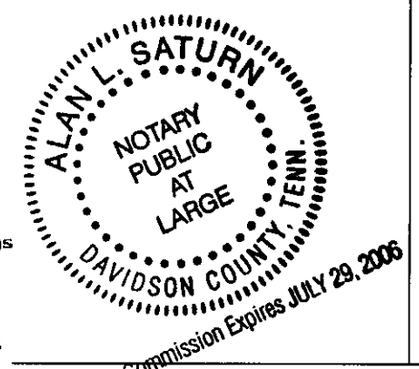
RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP44139
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX 7

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 10/03/05 15:53 2 pgs
Fees:13.00 Taxes:1415.25



20051003-0118794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard F. Rouquie Jr	**Pinnacle National Bank**	Map 128-16-B
(NAME) 433 Summit Oaks Drive	(NAME) **211 Commerce Street, Ste. 300**	Parcel 8
(ADDRESS) Nashville, TN 37221	(ADDRESS) **Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **MATTHEW S. MARTIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD F. ROUQUIE JR,*** 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:

***a single man**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Summit Oaks, Phase One, a Planned Unit Development, of record in Instrument #20020129-0011883, Register's Office, for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew S. Martin, unmarried, by deed from French River Development Company, LLC, of record in Instrument #20040503-0050249, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument #20020129-0011883 said Register's Office; (c) restrictive covenants of record in Instrument #20020214-0019518 said Register's Office; and (d) easement of record in Instrument #20020103-0001057, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 433 Summit Oaks Drive, Nashville, TN 37221

(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 and 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 my hand this 22nd day of September, 2005.

Matthew S. Martin By Mary Sue Dietrich
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of September, 2005, before me personally appeared Mary Sue Dietrich, to me known to be the person who executed the foregoing instrument on behalf of Matthew S. Martin and acknowledged that he executed the same as the free act and deed of Matthew S. Martin.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of September, 2005.

Commission expires:

Notary Public

