Davidson County DEEDWARR
Recvd: 11/17/05 11:06 2 pgs
Fees:13.00 Taxes:553.15
20051117-0139002

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

15-0510-150550

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,500.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2005.

SANDY MEYER NOTARY PUBLIC AT LARGE

Notary Public
My commission expires: 2/24/2008

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Martin 733 Sweetwater Circle Old Hickory, TN 37138	New Owner	64-15-0-A-012

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janice D. Oakes and husband, Robert C. Oakes**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason Martin,*** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*and wife Wendy Martin

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 697, as corrected in Book 9432, Page 449, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice D. Oakes and husband, Robert C. Oakes, by deed from Phillips Builders, Inc., dated June 16, 1995, of record in Book 9706, Page 245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 733 Sweetwater Circle, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16 day of November, 2005.

Janice D. Oakes

Robert C. Oakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice D. Oakes and Robert C. Oakes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 16 day of November, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

