Davidson County DEEDWARR
Recvd: 01/04/06 09:46 2 pgs
Fees:13.00 Taxes:101.75

20060104-0000942

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)44385

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$27,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/31/07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHRIS ATKINS 1115 Meridan St. Nashville, TN 37207	**NEW OWNER**	**81-7-318** **2W 23415**

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 **I, CHRISTINE MARTIN, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS ATKINS** , unmarried

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:

BEING Lot No. 25 on the Map of W. S. Settle's Subdivision of Lot No. 7, of the Woodard Plan, as of record in book 57, Page 132, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Clinton and wife, Christine Martin by deed form Lillian J. Rodgers Perry, a widow woman, of record in Book 5641, page 381, Register's Office for Davidson County, Tennessee. The said Clinton Martin having since died.

Unimproved ( )
This is improved (x) property known as 1900 14th Avenue, North, Nashville, Tennessee 37208

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 30th day of December, 2005.

X Christine Martin

CHRISTINE MARTIN

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 CHRISTINE MARTIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

