THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 01/13/06 14:22 2 pgs
Fees:13.00 Taxes:999.00
20060113-0005593

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 083090401.00

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me this the 9th day of January, 2006.

My Commission Expires: 7/19/08

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Stacey L. Martin
(Name)
1509 Woodland St.
(Street Address)
Nashville, TN 37206

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

Map/Par 083090401.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Gene D. Davidson, II and Regina N. Davidson, husband and wife,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Stacey L. Martin,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Robertson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 16 in the subdivision of the Lindsley 29 acre tract, a plan of which is of record in Book 57, Page 66, Register's Office for said County.

Said Lot No. 16 fronts 50.0 feet on the north side of Woodland Street and runs back between parallel lines 140.0 feet to an alley.

Being the same property conveyed to from Gene Douglas Davidson, II and Regina Nicole Davidson by deed of record in Deed book 10866, Page 7, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1509 Woodland St., Nashville, TN 37206

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate,

title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 9th day of January, 2006.

Gene D. Davidson, II

Regina N. Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Gene D. Davidson, II and Regina N. Davidson, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 9th day of January, 2006.

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 7-19-08

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