WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/06 14:25 2 pgs
Fees:13.00 Taxes:562.03

20060223-0021361

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 151,900.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF FEBRUARY,

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC

COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01263 MARTIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Rich B. Martin	SAME	MAP:
3000 Hillsboro Pike, #119		Parcel:117-3A-119.00 CO
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. DAVID PEARSON, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RICH B. MARTIN, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3000 Hillsboro Pike, #119, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 9th day of February, 2006.

J. David Pearson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, J. DAVID PEARSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 9th day of February, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2009 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A CERTAIN CONDOMINIUM APARTMENT DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 119 IN A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON THE PLAN OF VERSAILLES CONDOMINIUMS, OF RECORD IN BOOK 5050, PAGE 80, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ANDERSON C. GAITHER, A SINGLE PERSON TO TODD D. HUNT AS RECORDED ON THE 27TH DAY OF NOVEMBER, 1995 IN BOOK 9868, PAGE 65 AND TRUSTEE'S DEED FROM LESLIE GARRETT, CO-TRUSTEE TO J. DAVID PEARSON AS RECORDED ON THE 13TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051213-0149444, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.