Davidson County DEEDWARR
Recvd: 02/28/06 15:04 2 pgs
Fees:13.00 Taxes:1609.50
20060228-0023139

Prepared by:

Steltemeier and Westbrook, Attorneys
P.O. Box 150349
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00 .

Affiant

Subscribed and sworn to before me this 13th day of February, 2006.

Notary Public
My Commission Expires ~~04/22/09~~ 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06-0055

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sean J. Martin	New Owner	104-15-0
2512 Woodlawn Drive		396.00
Nashville, TN 37212		

WARRANTY DEED

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 Jennifer Michele Ventress, a single person, formerly known as Jennifer M. Short,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean J. Martin**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 44 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 44 fronts 50 feet on the northerly margin of Belair Avenue (now Woodlawn Drive) and extends back between parallel lines with the easterly margin of Tulip Avenue (now 26th Avenue South) 192 feet to a dead line.

Being the same property conveyed to Jennifer M. Short, a married woman by deed from Derek K. Bailey, unmarried, dated September 3, 2002, recorded in Instrument No. 20021028-0131521, Register's Office for said County. Robertson James Short, II, a single person, conveyed any interest he may have had in subject property to Jennifer Michele Ventress, a single person, by quitclaim deed dated September 16, 2005, recorded in Instrument No. 20060127-0010908, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2512 Woodlawn Drive, Nashville, TN 37212.**

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 our hands this 13th day of February, 2006.

Jennifer Michele Ventress

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 **Jennifer Michele Ventress,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2006.

Notary Public

My Commission Expires: 04/22/09

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN