03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Emily Dunn
Affiant

Subscribed and sworn to before me, this 22nd day of February, 2006.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

03-0602-33363

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Leslie Evans	New Owner	142-07-0-C-104.00CO
227 Myhr Green		
Nashville TN 37221		

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, Russell M. Martin, III, a/k/a Russell McAlister Martin, III, individually, as Trustee of the Trust established for Melissa M. Wrenne under the Will of Russell McAlister Martin, Jr., deceased, and as Executor of the Estate of Russell McAlister Martin, Jr., deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leslie B. Evans and wife, Charlotte B. Evans, 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:

> Land in Davidson County, Tennessee, being Unit 104, on the Plan of Ashley Green, of record in Book 6900, Page 978, and as shown on the Master Deed of record in Book 7184, Page 44, as amended in Book 7462, Page 312, and corrected in Book 7467, Page 279, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Russell M. Martin, Jr. and wife, Betty N. Martin by deed from Rochford Realty and Construction, dated 10-24-91, of record in Book 8471, Page 724, Register's Office for Davidson County, Tennessee. Betty N. Martin having predeceased Russell M. Martin, Jr. Pursuant to Last Will and Testament of Russell McAlister Martin, Jr., a/k/a Russell M. Martin, Jr., of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 06P-25, property was devised to Russell M. Martin, III, individually and as Trustee of the Trust established for Melissa M. Wrenne.
>
> 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 227 Myhr Green, Nashville, TN 37221

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.

Davidson County DEEDWARR
Recvd: 03/07/06 10:02 2 pgs
Fees:13.00 Taxes:636.40
20060307-0026101

WITNESS my hand this 22nd day of February, 2006.

Russell M. Martin, III, individually

Russell M. Martin, III, Trustee of the Trust established for Melissa M. Wrenne under the Will of Russell McAlister Martin, Jr., deceased,
and as Executor of the Estate of Russell McAlister Martin, Jr., deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Russell M. Martin, III, individually, as Trustee of the Trust established for Melissa M. Wrenne under the Will of Russell McAlister Martin, Jr., deceased, and as Executor of the Estate of Russell McAlister Martin, Jr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 22nd day of February, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09