PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of March, 2006, by and between FRANCES WOODARD, UNMARRIED, hereinafter called Grantor, and ERIN E. MARTIN and CHRISTOPHER L. MARTIN, WIFE AND HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, FRANCES WOODARD, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto ERIN E. MARTIN and CHRISTOPHER L. MARTIN, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 601 GIBSON DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

Frances Woodard
FRANCES WOODARD
Signature of Seller

Signature of Seller

Davidson County DEEDWARR
Recvd: 03/17/06 14:35 3 pgs
Fees:18.00 Taxes:425.50
20060317-0031220

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRANCES WOODARD, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, **TENNESSEE, this** 9th **day of March, 2006.**

Notary Public

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

ERIN E. MARTIN and CHRISTOPHER L. MARTIN E.M.
601 Gibson DR.
Madison, TN 37115

Property Address:

601 GIBSON DRIVE, MADISON, TENNESSEE 37115
Person Responsible for Taxes:

Franklin American Mortgage Company
501 Corporate Centre Drive, #400
Franklin, TN 37067

Map & Parcel #: MAP 42-16, PARCEL 152

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or ~~value of the property~~ or interest in property transferred, whichever is greater is **115000** which amount is ~~equal to,~~ or greater than, ~~the amount~~ which the property, or interest in property transferred, would command at a fair and ~~voluntary~~ sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 9th day of **March, 2006.**

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/23/09

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-7782

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Blair Heights, Section VI, as of record in Book 2331, page 98, Register's Office for said County.

Beginning at a point in the easterly margin of Gibson Drive, the common corner of Lots Nos. 59 and 61; thence with the line between said two lots eastwardly 180.60 feet to a point; thence with the line between Lots Nos. 60 and 59, northwardly 173.96 feet to a point in the southerly margin of Linda Lane; thence with the margin of the same, westwardly 139.40 feet to a point, the beginning of a curve; thence continuing with the margin of same around said curve, having a radius of 32.69 feet, in a southwesterly direction, 50.57 feet to a point in the easterly margin of said Drive; thence with the margin of the same, southwardly 124.48 feet to the beginning.

Being the same property conveyed to HERBERT E. WOODARD AND WIFE, FRANCES WOODARD, by Warranty Deed from Howell Glenn Burton ad wife, Barbara T. Burton, of record in Book 4825, page 724, Register's Office for DAVIDSON County, Tennessee. The said Herbert E. Woodard having since died on 10-3-86, property vested by operation of law in his surviving spouse, Frances Woodard.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 42-16, PARCEL 152).

2. All matters as set forth on the Plan of Blair Heights, Section Six, of record in Plat Book 233, page 98, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4911, page 931, Register's Office for DAVIDSON County, Tennessee.