Davidson County DEEDQC
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Fees:12.00 Taxes:0.00

20060320-0031343

DEED

THIS DEED OF CONVEYANCE made and entered into on this 2nd day of March, 2006, by and between **TERESA A. MARTIN, single,** hereinafter known and referred to as **GRANTOR,** and **TERESA A. MARTIN and DARREN WARNER GREEN, both unmarried, whose tax mailing address is** 3721 Tibbs Dr., Nashville, TN 37211, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Leonard Heights, of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description thereof.

Being the same property conveyed to TERESA A. MARTIN, unmarried, by Warranty deed dated October 1, 1998 and recorded in Warranty Deed Book 11138, Page 836, Davidson County Register of Deeds Office.

Property Known As: 3721 Tibbs Drive, Nashville, TN 37211. APN: 133·10·0·015·00

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantor hereby releases all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantor herein, all on this the day and year first above written.

Teresa A. Martin

TERESA A. MARTIN

GRANTOR

STATE OF TENNESSEE)
Davidson)
COUNTY)

The undersigned, a Notary, does certify that on this March 2, 2006, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **TERESA A. MARTIN**.

Ann Stathos Donnell State of Tennessee Notary Public Davidson County

Notary Public

My Commission Expires: 01/24/09

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $1.00, to the best of Grantor's knowledge, information and belief.

TERESA A. MARTIN

GRANTORS

STATE OF TENNESSEE)
Davidson)
COUNTY)

The undersigned, a Notary Public, does certify that on this March 2, 2006, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **TERESA A. MARTIN.**

Ann Stathos Donnell State of Tennessee Notary Public Davidson County

Notary Public

My Commission Expires: 01/24/09

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
800 CORPORATE DRIVE #102A
LEXINGTON, KY 40503

Grantees' Address and Address, All Tax Bills Are to Be Sent To:

Teresa A. Martin
3721 Tibbs Dr.
Nashville, TN 37211

Return To:

LSI

A FIDELITY NATIONAL FINACIAL COMPANY

Recording Department
700 Cherrington, Parkway
Coraopolis, PA 15108