Davidson County DEEDWARR
Recvd: 03/31/06 14:00 2 pgs
Fees:13.00 Taxes:266.40

20060331-0036802

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN

WARRANTY DEED

P-06-2806

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-15-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal A. Martin	PHH Mortgage Corp	
2806 Georgia Avenue	(NAME) 3000 Leadenhall Road	92-10-136
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GORDON BANKS, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CRYSTAL A. MARTIN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of J.L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
Said Lot No. 20 fronts 50 feet on the north side of douglas Street or Avenue formerly Torbitt Avenue and runs back between parallel lines along the west margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Gordon Banks, by Deed from Evelyn Cooper, a single person, dated March 29, 2002, of record in Instrument No. 20020401-0039329, Register's Office for Davidson County, Tennessee.

The subject property is investment property and has never been the primary residence of the seller or his spouse.

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

unimproved ( )
This is improved (X) property, known as 2806 Georgia Avenue, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) ~~this~~ 15th day of March, 2006.

Gordon Banks

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Gordon Banks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of March, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800