Davidson County DEEDWARR
Recvd: 04/11/06 11:22 2 pgs
Fees:13.00 Taxes:3607.50
20060411-0041587

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$975,000.00.** Susan Patton Affiant Subscribed and sworn to before me, this the 10th day of April, 2006. Notary Public My commission expires: 10/10/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan Patton	**NEW OWNER**	**157-08 A 018.00-CO**
63 Duxbury Court		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Edwin E. Martin and wife, Mary B. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Patton, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot 18 on the plan of Middleton, a PUD, 3rd Revision of record in Plat Book 3900, Page 900, superseding the prior 2nd revision of record in Plat Book 3900, Page 257, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Edwin E. Martin and wife, Mary B. Martin by deed dated April 23, 1998 from Hillsboro Homes, a TN General Partnership composed of John M. Thetford, partner and Robert G. Haley, partner of record in Book 10900, Page 789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **63 Duxbury Court, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 10th day of April, 2006.

Edwin E. Martin

Mary B. Martin
Mary B. Martin

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Edwin E. Martin and Mary B. Martin**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **April, 2006.**

Robin A Edwards
Notary Public

My Commission Expires: 3/28/07

