# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/06 14:36 2 pgs
Fees:13.00 Taxes:532.80
20060511-0055588

MAXINE F. WEAVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Wayne Birthright (NAME) | SAME (NAME) | MAP 26-7 |
| 289 Lakeside Park Drive (ADDRESS) | (ADDRESS) | PARCEL 59.00 |
| Hendersonville, TN 37075 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Francis Ronald Martin and wife, Debbie B. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Wayne Birthright and wife, Mary F. Birthright

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 No. 165 on the Plan of Windsor Green, Phase I, Section III, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 39.63 feet on the southerly margin of Welshwood Cocurt and extends back 88.55 feet on the easterly line and 89.92 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 99.40 feet thereon.

BEING the same property conveyed to Francis Ronald Martin and wife, Debbie B. Martin by Warranty Deed from The Estate of Ruth B. Martin by and through Debbie M. Cobb, Executrix, of record by Instrument No. 20040811-0097121, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Deborah B. Martin executes this Instrument as Attorney-in-Fact on behalf of Francis Ronald Martin pursuant to Power-of-Attorney of record by Instrument No. 20040921-0113637, Register's Office for Davidson County, TN

Debbie B. Martin and Deborah B. Martin being one and the same person.

unimproved ( )
This is improved ( X ) property, known as 109 Welshwood Court, Goodlettsville, TN 37072
(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 our hand s this 10th day of May, 2006

Francis Ronald Martin
By: Francis Ronald Martin by Deborah B. Martin
Deborah B. Martin, Attorney-in-fact

Debbie B. Martin
Debbie B. Martin

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**On this the 10th day of May, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEBORAH B. MARTIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of FRANCIS RONALD MARTIN. as his Attorney-In-Fact, and who acknowledged that she as the Attorney-In-Fact executed the same as the free act and deed of the said FRANCIS RONALD MARTIN.**

**Witness my hand and official seal at Goodlettsville, Tennessee, this the 10th day of May, 2006.**

Doris Coley
**Notary Public**

**My Commission Expires:** 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBBIE B. MARTIN, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.**

**Witness my hand and official seal at Goodlettsville, Tennessee, this the 10th day of May, 2006.**

Doris Coley
**Notary Public**

**My Commission Expires:** 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY