This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

file #43

Davidson County DEEDWARR
Recvd: 06/13/06 15:01 3 pgs
Fees:18.00 Taxes:688.20
20060613-0070378

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Patrick M. Martin and **Sharla Martin** **8321 Trading Post Court** **Nashville, Tennessee 37221**	**(Same)**	**126-15-0-A-209.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Jeanine D. Smith, an unmarried person** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Patrick M. Martin and wife, Sharla Martin** (hereinafter the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 193, as shown on the map entitled Section Four, Boone Trace at Biltmore, of record in Plat Book 9700, page(s) 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEANINE D. SMITH, UNMARRIED PERSON, by deed from ALPHONSE H. DAVIS, of record as Instrument No. 20030404-0044410, dated March 28, 2003, said Register's Office.

This is improved property commonly known as: **8321 Trading Post Court, Nashville, Tennessee 37221**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property,

including but not limited to the following: (i) Matters shown on the Plan of record in Book 9700, page (s) 932 and 933, said Register's Office, (ii) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7265, page 657, Book 9342, page 312, Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, and as Instrument Nos. 20000126-0008529, 20001211-0121618, 20010717-0075952 and 20011119-0126832, said Register's Office, and (iii) Easements of record in Book 8992, page 63, and Book 9665, page 420, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind herself and her successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 8th day of June, 2006.

Jeanine Smith

STATE OF TENNESSEE)
)
COUNTY OF TENNESSEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Jeanine Smith** the within named 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, at office, this 8th day of June, 2006

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

Notary Public
My commission expires: Nov. 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $186,000.00.

Affiant

Sworn to and subscribed before me this
8th day of June, 2006.

Notary Public
My Commission Expires: 3-30-2016

