WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/06 11:01 3 pgs
Fees:18.00 Taxes:762.20

20060626-0075852

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 2006

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(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
Timothy M. Martin (NAME)	Same As New Owner (NAME)	MAP 061-12-0
4307 Earlene Drive (ADDRESS)	(ADDRESS)	PARCEL 047
Nashville, TN 37216 (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, The Estate of Betty L. Penticuff, Deceased By Carla Cadwallader, Executrix and by Carla Cadwallader, Jeffery Scott Penticuff and Pamela Kim Penticuff Castellaw as ** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy M. Martin

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. 4 on the Map of Addition 1, Section 3, of Jackson Park, not of record, described according to a survey made by Ewell Anderson, Surveyor, October ____, 1945, as follows:

Beginning on the Westerly margin of Earlene Drive at a point 110.5 feet North of the Northeast corner of the property conveyed to O. B. Dean and wife, by deed from Isolene Harlan and Husband, of record in Book 1372, Page 278, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 3 and 4; thence with the line between said two Lots Westwardly 429.5 feet; thence North 26 deg. 10' East 65.65 feet to the Southerly line of the Newman Cheek property; thence with said line South 87 deg. 15' East 420.6 feet to the Westerly margin of Earlene Drive; thence with said Drive Southwardly 109.8 feet to the beginning.

Being the same property conveyed to Carl R. Penticuff and wife, Betty L. Penticuff by Warranty Deed dated November 16, 1992 and December 1, 1992, from Juanita Cutrell, Executrix of the Estate of William H. Leitsinger, Deceased, of record in Book 8800, Page 473, Register's Office for Davidson County, Tennessee. The said Carl R. Penticuff having died 08/08/04 pre-deceasing Betty L. Penticuff, whom has since died testate, on November 24, 2005 in Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 4307 Earlene Drive, Nashville, TN 37216
(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 20th day of June, 2006

Estate of Betty L. Penticuff, Deceased
By: Carla Cadwallader
Carla Cadwallader, Executrix

Pamela Kim Penticuff Castellaw
Pamela Kim Penticuff Castellaw

Jeffery Scott Penticuff
Jeffery Scott Penticuff

Carla Cadwallader
Carla Cadwallader

**Devisee's of the Last Will and Testament of Betty J. Penticuff, Deceased

LEGAL DESCRIPTION CONTINUATION

County, Tennessee. Pursuant to the Last Will and Testament of Betty L. Penticuff, Deceased, of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket #05P-1803, her three children, Carla Cadwallader, Jeffery Scott Penticuff and Pamela Kim Penticuff Castellaw were appointed Executrix and Executor of the Estate. The said Jeffery Scott Penticuff and Pamela Kim Penticuff Castellaw declined to serve. BY ORDER Carla Cadwallader was appointed Executrix of the Estate of Betty J. Penticuff, Deceased. This instrument is being executed by Carla Cadwallader, Executrix of the Estate of Betty J. Penticuff and by Carla Cadwallader, Jeffery Scott Penticuff and Pamela Kim Penticuff Castellaw as devisee's of the Last Will and Testament of Betty J. Penticuff, Deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carla Cadwallader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged herself to be the Executrix of the Estate of Betty L. Penticuff, Deceased , the within named bargainor and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Carla Cadwallader as Executrix of the Estate of Betty L. Penticuff, Deceased.

Witness my hand and official seal at Office at Goodlettsville, Tennessee, on this the 20th day of June, 2006.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/22/07

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 Carla Cadwallader, Pamela Kim Penticuff Castellaw and Jeffery Scott Penticuff, the bargainors, 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 and official seal at Office in Goodlettsville, Tennessee, on this the 20th day of June, 2006.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/22/07