RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,815.00

X Ida Kathryn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sylvia Jones Page	NEW OWNER	Map 59
4917 Boyd Drive		Group 5
Nashville, TN 37218		Parcel 231

FOR AND IN 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

Ida Kathryn Martin, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sylvia Jones Page

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:

BEING Lot No. 236, on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Id Kathryn Martin by Will from Paul C. Jones, of record in Book 7311, Page 712, dated July 17, 1979, Register's Office for said County. See also Quitclaim Deed of record in Book 6220, Page 362; Book 6197, Page 759; and Deed of record in Book 4866, Page 119, said Register's Office. Said will probated on August 21, 1985 and recorded in Will Book 152, Page 1 and Minute Book 300, Page 630, Probate Court of Davidson County, TN.

This conveyance is subject to Restrictive Covenants of record in Book 4620, Page 147 and Book 4620, Page 866, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4460, Page 85, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4917 Boyd Drive, Nashville, TN 37218

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 hand this 7th day of July, 2006.

Ida Kathryn Martin
Ida Kathryn Martin

Davidson County DEEDWARR
Recvd: 07/13/06 14:39 2 pgs
Fees:13.00 Taxes:413.72

20060713-0084608

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 Ida Kathryn Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2006.

My Commission Expires: 1-27-07

Notary Public

