Davidson County DEEDWARR
Recvd: 08/10/06 14:56 2 pgs
Fees:13.00 Taxes:2184.11

20060810-0098804

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44743 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,300.00 Carla Lee
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2006
Notary Public
MY COMMISSION EXPIRES: 7/29/2009

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Lee	First Horizon Home Loan Corporation	117-4-36
1518 Sweetbriar Avenue	P. O. Box 146	
Nashville, TN, 37212	Memphis, TN 38101	

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, I/WE,

Rich B. Martin, unmarried

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

Carla Lee and husband, John Lee

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 the Westerly 58 ft. front and 53.7 ft. rear of Lot #105 in the BELMONT LAND CO.'S PLAN of Lots called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said county, as conveyed to William F. Hawkins by deed of record in Book 3648, Page 383, Register's Office for Davidson County, Tennessee. The description above corrects the Scrivner's error in the instrument of record in Book 9478, Page 66, which shows Page "35" instead of "34" which error does not appear in any previous deed of conveyance.

BEING the same property conveyed to Rich B. Martin by Quitclaim Deed from Linda Kay Myello of record in Book 9478, Page 66; and by Warranty Deed from T. D. Hawkins, Jr. of record in Book 5632, Page 87, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1518 Sweetbriar Avenue, Nashville, TN 37212

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/our hand(s) this 25th day of July, 2006

Rich B. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Rich B. Martin, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2006

Notary Public

My Commission Expires: 7/29/2006

