Return to:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(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:
Mathew B. Martin	Mortgage Investors Group	Map 150.00
733 Lake Terrace Drive	8320 E. Walker Springs Lane	Group 20
Nashville, TN 37217	Knoxville, TN 37923	Parcel 363.00

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

Mark Stephen Smith and wife, Cynthia M. Smith ~~and wife, Cynthia M. Smith~~

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

Mathew B. Martin and wife, Kelly J. 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:

BEING Lot No. 22-B, on the Plan of Zone Lot Division Lots 18, 21, 22, 23, 24, & 46, Harbor Gate, Section One, of record in Plat Book 6250, Page 344, amending Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mark Stephen Smith, unmarried, by deed from Cynthia Lynn Arp, unmarried, of record in Book 10108, Page 568, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6221, Page 253; Book 6501, Page 550; Book 6597, Page 157; Book 6599, Page 984; Book 6850, Page 344, said Register's Office.

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 Plat Book 6250, Page 344, amending Plat Book 5200, Page 712, said Register's Office.

The said Cynthia M. Smith joins in this conveyance to convey any and all marital interest she may have in said property.

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 733 Lake Terrace Drive, Nashville, TN 37217

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 hands this 30th day of August, 2006.

Mark Stephen Smith

Cynthia M. Smith

Davidson County DEEDWARR
Recvd: 09/05/06 14:18 2 pgs
Fees:13.00 Taxes:292.30

20060905-0109390

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Stephen Smith and wife, Cynthia M. Smith, 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 this 29th day of August, 2006.

My Commission Expires: 4-27-~~06~~09
BAB

Billie A. Breeding
Notary Public

