Davidson County DEEDWARR
Recvd: 10/19/06 10:22 2 pgs
Fees:13.00 Taxes:536.50
20061019-0129809

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $145,000.00.

Affiant

Subscribed and sworn before me this the 17rh day of October, 2006

Notary Public
My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rodney Martin 1807 & 1809 15th Ave North Nashville, TN 37208	SAME	81-70-264

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alexander Sigg, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rodney Martin, an unmarried man , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 & 10, on the Plan of McNees Subdivision of record in Plat Book 161, page 44, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexander Sigg by deed dated May 9, 2005 from GMAC Mortgage of record as Instrument No. 20060522-0059850, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

This is not the usual place of residence of the Grantor, therefore no homestead or marital rights need be conveyed.

THIS IS IMPROVED PROPERTY KNOWN AS 1807 & 1809 15th Ave North, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 ~~the~~ 17th day of October, 2006 .

Alexander Sigg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexander Sigg, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this17th day of October, 2006.

My commission expires:
7-21-07

KAREN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

Return to
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543