THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Donna Renae Hall
2316 Deerwood Road
Nashville, TN 37214
SEND TAX BILLS TO: SAME

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

Davidson County DEEDWARR
Recvd: 10/23/06 11:56 2 pgs
Fees:13.00 Taxes:497.65

20061023-0131088

WARRANTY DEED
(Map 95-07-0, Parcel 46.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **GRADY T. MARTIN and wife, RENEE L. MARTIN**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DONNA RENAE HALL**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 181 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, in the Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 181 fronts 117 feet on the northerly side of Deerwood Road and runs back 167.6 feet on the westerly line and 115 feet on the easterly line to a dead line, measuring 128 feet thereon.
>
> BEING the same property conveyed to Grady T. Martin, a 1/2 undivided interest, and wife, Renee L. Martin, a 1/2 undivided interest, as tenants in common, by deed dated May 26, 2004, from John N. New, of record in Instrument 20040601-0063517, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 1835, pages 67 and 68; to restrictive covenants of record in Book 1855, page 377, and Book 1876, page 264, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as **2316 Deerwood Road, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2006 real property taxes which will be prorated and paid at closing.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 19 day of October, 2006.

GRADY T. MARTIN

RENEE L. MARTIN

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 Grady T. Martin and wife, Renee L. Martin, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2006.

Notary Public

My Commission Expires: 9-7-2010

(SEAL)

GLENN S. MACHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of October, 2006.

Notary Public

My commission expires:

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

File No. 20060182