This Instrument Prepared By:
Wm. Carter Conway, Attorney
236 Public Square, Ste. 205
Franklin, TN 37064

Send Tax Bills To:
Douglas Warren Martin, Trustee
of the Judith Warren Martin Revocable Living Trust
1001 Berwick Trail
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 10/27/06 15:46 4 pgs
Fees:23.00 Taxes:328.26
20061027-0133865

Map/Parcel #05207008000

DEED RESERVING AND CONVEYING LIFE ESTATES

FOR and in consideration of the sum of Ten Dollars ($10), and other good and valuable consideration:

I, JUDITH WARREN MARTIN, Grantor, do hereby transfer and convey unto the Grantee, THE JUDITH WARREN MARTIN REVOCABLE LIVING TRUST, in fee simple and expressly reserving for myself, a life estate for the remainder of my natural life, and for my son, **Douglas Warren Martin** a life estate for a period of two (2) years from my death, the following described real property lying, located and being in Davidson County, Tennessee, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Being the same property conveyed to Sam D. Martin and wife, Judith Warren Martin, as tenants-by-the-entirety, by deed of record in Book 4026, Page 174, Register's Office of Davidson County, Tennessee. The said Sam D. Martin predeceased his wife, Judith Warren Martin, who is the owner in fee simple.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said Grantee, her heirs and assigns forever.

I, JUDITH WARREN MARTIN covenant with the said JUDITH WARREN MARTIN REVOCABLE LIVING TRUST, that I am lawfully seized and possessed of said land, and have a good right to convey the same, reserving for myself a life estate for the remainder of my natural life, AND a life estate, upon my death, to my son, **Douglas Warren Martin** for a period of two (2) years from my death.

This conveyance is made subject to the following restrictions:

1. Book 2133, Page 83, Register's Office, Davidson County, Tennessee shows a 60-foot minimum building setback line from Berwick Trail and a 75-foot minimum building setback line from Center Street.

2. Book 2133, Page 83, said Register's Office shows a 10-foot public utilities easement along the easterly line of said lot and a 3 x 15 foot utility anchor easement.

3. Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

4. Restrictions of record in book 2241, Page 209, Register's Office of Davidson County, Tennessee.

5. All visible easements.

WITNESS my hand on this the 20th day of October, 2006.

Judith Warren Martin, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named Judith Warren Martin with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee on this the 20th day of October, 2006.

NOTARY PUBLIC

DIANE HOOD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
4/9/07

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, duly commissioned and qualified, Judith Warren Martin., who having been first duly sworn, makes oath that she is the Grantor of the property described in the above Deed and that as of the date hereof, the total value of the life estate being reserved by her is $19,582.00. That the undersigned Grantor arrived at the above stated value by direct reference to the Annuity Valuation Table found in Volume 13 of the Tennessee Code Annotated, more specifically, the table entitled "Actuaries Combined Experience Table of Mortality". The factors used in determining the value of the remainder were as follows:

1. Total Value of the Property: $108,300.

2. The Grantor's age at the date of recording is: 81

3. Applicable Percent: 6%

4. Applicable mortality index number: 3.0135 found in the column headed "6%" directly across from age 81)

Computation: $108,300 x 6% x 3.0135 = $19,581.72 (total value of estate)

Judith Warren Martin
Judith Warren Martin, Grantor

SWORN to and subscribed before me on this the 20th day of October, 2006.

Diane Hood
NOTARY PUBLIC

DIANE HOOD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
6/19/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property being transferred, whichever is greater is $88,718.28.

Douglas Warren Martin
Affiant

SWORN to and subscribed before me on this the 20th day of October, 2006.

Diane Hood
NOTARY PUBLIC

DIANE HOOD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
6/19/07

Lying and being in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 49 on the Map of Madison Heights, Sect. 2, Part 2, as of record in Book 2133, page 83, Register's Office, Davidson County, Tennessee.

Beginning at a point in the northerly margin of Berwick Trail, the common corner of Lots 48 and 49; thence with the margin of said Trail westwardly 166.53 feet to a concrete monument at the beginning of a curve; thence around said curve northwestwardly 39.27 feet to another concrete monument in the easterly margin of Center Street; thence with the margin of the same northwardly 164.28 feet to the corner of Lots 49 and 50; thence with the line between said two lots eastwardly 205.77 feet, said line being a broken line, to a concrete monument at the common corner of Lots No. 48, 49 and 50; thence with the common line between Lots 48 and 49, southwardly 216.1 feet to the point of beginning.

and wife, Judith W.

Exhibit A
MARTIN DEED