WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2006

Notary Public:

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/01/06 13:26 2 pgs
Fees:13.00 Taxes:703.00
20061101-0135755

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:
Charles R. Martin	Countrywide Home Loans, Inc.	Map 72
1016 Fairwin Ave.	P.O. Box 961206	Group 9
Nashville, TN 37216	Fort Worth, TX 76161	Parcel 385

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

Estate of Eunice Hamil

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

Charles R. Martin and wife, Paula S. 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. 70, on the Plan of Eskridge Subdivision of Part of The W.B. Franklin Property of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee., to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Hamil and wife, Eunice Hamil by deed from James F. Shoemake and wife, Brenda L. Shoemake of record in Book 6286, Page 463, said Register's Office. The said Joseph W. Hamil and Eunice Hamil now being deceased. The said Joseph W. Hamil having predeceased Eunice Hamil. The Grantor herein executes this instrument as Executrix of the Estate of Eunice Hamil pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County,Tennessee. See also Probate File #06P-909 of record in Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4231, Page 661, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 547, Page 52, said Register's Office.

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 1016 Fairwin Ave., Nashville, TN 37216

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 hand this 20th day of October, 2006.

Estate of Eunice Hamil

Linda Hamil Whited

By: Linda Hamil Whited, Executrix

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 Linda Hamil Whited, Executrix for the Estate of Eunice Hamil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Executrix of the Estate of Eunice Hamil and as such Executrix, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 20th day of October, 2006.

My Commission Expires: 1/24/09

Notary Public

