BOX 13
12589

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF November, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES: 7-25-09

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

Warranty Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:

LIMESTONE TITLE & ESCROW, LLC

P.O. Box 1700
SPRING HILL, TN 37174

Davidson County DEEDWARR
Recvd: 12/08/06 11:05 2 pgs
Fees:13.00 Taxes:851.00
20061208-0151921

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Sam Martin 5405 Windypine Drive Nashville TN 37211	Sun Trust Mortgage, Inc ISAOA ATIMA PO Box 26419 Richmond, VA 23260	172-3-A-112

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ransom W. Martin and wife Karen C. Martin hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sam Martin and wife Sharon Martin hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 112 on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ransom W. Martin, and wife, Karen C. Martin by deed from Richter Dial Builders, Inc. of record in Book 9692, Page 175 and 176, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres. 3) All matters appearing on Plat of record for The Woodlands, Phase I, Section I,of record in Plat Book 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee. 4) Storm Water Detention Agreement of record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee. 5) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for The Woodlands, and the By-Laws appended thereto, of record in Book 7334, Page 109, and Book 7408, Page 250, as amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, and Book 8634, Page 224, as re-recording in Book 8643, Page 675, Register's Office for Davidson County, Tennessee. 6) 7) 8) 9) 10) 11)

This property is improved property known as 5405 Windypine Drive, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of November, 2006.

Ransom W. Martin

Karen C. Martin

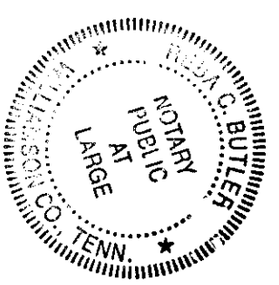
STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ransom W. Martin and Karen C. Martin, the bargainor(s), 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 at Spring Hill, Tennessee, this 28th day of November, 2006.

Notary Public

My Commission expires: 04/21/07



FILE NO: 2006110057