Davidson County DEEDWARR
Recvd: 02/23/07 15:07 2 pgs
Fees:13.00 Taxes:658.60
20070223-0022939

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Brian C. Yuchnitz
6616 Cabot Drive
Nashville, TN 37209

SEND TAX BILL:

Countrywide Home Loans, Inc.
801 Crescent Centre Drive,
Suite 510
Franklin, TN 37067

MORTGAGEE:
Countrywide Home Loans, Inc.
801 Crescent Centre Drive, Ste. 510
Franklin, TN 37067

MAP AND PARCEL:
MAP 102-07
PARCEL 37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bobby R. Martin** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Brian C. Yuchnitz**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Charlotte Park, Section 26, as of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Bobby R. Martin and wife, Martha L. Martin by deed dated September 29, 1987 from William E. Brooks and wife, Rita G. Brooks of record in Book 7371, page 503, Register's Office for Davidson County, Tennessee. The said Martha L. Martin having since died on February 28, 2001.
>
> Patricia D. Martin, spouse of Bobby R. Martin, joins in the execution of this instrument to convey her interest in the Property.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 6616 Cabot Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of February, 2007.

Bobby R. Martin

Patricia D. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Bobby R. Martin and wife, Patricia D. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of Feb, 2007.

Notary Public

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires: 9-25-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $178,000.00.

AFFIANT

Subscribed and sworn to before me this 23 day of Feb, 2007.

NOTARY PUBLIC

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires: 9-25-2010