WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/07 14:39 2 pgs
Fees:13.00 Taxes:425.50

20070416-0045446

STATE OF TENNESSEE
COUNTY OF Davison

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 115,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 28 TH DAY OF MARCH, 2007

NOTARY PUBLIC

MY COMMISION EXPIRES 2/23/2011

LISA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows: Rodney A Martin, JR	Send Tax Bills To:	Map and Parcel Number:
3319 Clifton Ave.	same	092-050-299.00
Nashville, TN 37209		
(City) (State) (Zip)	(City) (State) (Zip)	

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, **Randall L. Tanley and Patricia Tanley** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Rodney A Martin, JR** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 76 and 77 on the Plan of G.E. Jackson's Subdividson of the Marable Lot, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 76 and 77 adjoin and front together 78 feet on the Southerly side of Clifton Pike, or Road, and run back between parallel lines, 115 feet, more or less, to an alley.

Being the same property conveyed to Clay Dowdy and wife, Marjorie C. Dowdy by deed from Mary Buchanan Moore Cain and husband, Samuel Cain of record in Book 2544, page 306, dated June 27, 1956, Register's Office for Davidson County, Tennessee, the said Clay Dowdy having since died. Marjorie C. Dowdy now known as Marjorie C. Saxton further conveyed her interest in said property to Phillip Sazton and wife, Marjorie C. Saxton and Dorothy L. Martin,m by deed of record in Book 4832, page 723, dated July 9, 1974, said Register's Office, the said Phillip Saxton having since died.

Being the same property conveyed to Randall L. Tanley and wife, Patricia Tanley by Warranty Deed from Marjorie C. Saxton and Dorothy L. Martin dated 10-03-06 and filed for record 10-05-06, in Instrument No. 20061005-0123634, said Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

( )Unimproved
This is (X)Improved property known at: **3319 Clifton Ave.**
Nashville, TN 37209

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 28th day of **March,** 2007

Randall L. Tanley

Patricia Tanley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Vaske a Notary Public in and for said County and State, the within named bargainor Randall L. Tanley and Patricia Tanley, with whom I am personally aquainted 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 Statesville NC
This 28 day of March, 2007

NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

Notary Public

My Commission Expires: 2/23/2011