(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of May, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/10/07 10:05 2 pgs
Fees:13.00 Taxes:510.60
20070510-0056120

ADDRESS NEW OWNER(S) AS FOLLOWS:
Montoya I. Martin and Peggy J. Martin

3809 Woodward Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

59-10-168

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Theodore H. Dunn, Jr. and Gwendolyn Covington* hereinafter referred to as Grantors, hereby transfers and conveys to Montoya I. Martin and Peggy J. Martin, hereinafter referred to as 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. 418, Haynes Manor, Section Three of record in Plat Book 4175, Page 11, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Theodore H. Dunn, Sr., Gwendolyn D. Covington and Theodore H. Dunn, Jr. by Quitclaim deed from Theodore H. Dunn, Sr. of record in Instrument No. 20030620-0085488, Register's Office for Davidson County, Tennessee, dated June 20, 2003. The said Theodore H. Dunn, Sr. died December 1, 2003.

*Said property is not the marital residence of either said seller.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 4175, Page 11, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4228, Page 685 and Book 4243, page 869, Register's Office of said County.

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

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3809 Woodward Drive, Nashville, TN 37207.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 8th day of May, 2007.

Gwendolyn D. Covington

Gwendolyn D. Covington

Theodore H. Dunn, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Theodore H. Dunn, Jr. and Gwendolyn Covington, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this.

Witness my hand and official seal this 8th day of May, 2007.

Notary Public

My Commission Expires: _____

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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