Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/25/07 11:26 2 pgs
Fees:13.00 Taxes:1165.50
20070525-0062601

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April 2007.

Notary Public
My commission expires: 6-27-09

Address of New Owner:	Send Tax Bills to:	Tax Information
Evan A. James	Wachovia Mortgage Group	103-06-0-121.00
5611 Kendall Drive	1410 Commonwealth Drive Ste 140	
Nashville, TN 37209	Wilmington, NC 28403	

WARRANTY DEED

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, **Patrick W. Martin and Alison B. Martin**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Evan A. James, an unmarried man,** 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 42, PLAN OF BROOKSIDE COURTS ADDITION NO. 2, as shown on plat of record in Plat Book 1835, Page 47, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patrick W. Martin and Alison B. Martin, husband and wife by Warranty Deed from Joan L. Wagner and husband, Jeffrey G. Wagner, recorded on the 26th day of June, 1997 in Deed Book 10506, Page 360, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1)Matters appearing on the plat recorded in Plat Book 1835, Page(s) 47, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A" , all of record in the Register's office for Davidson County, Tennessee.

This property is improved property known as 5611 Kendall Drive, 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 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 30th day of April 2007.

Patrick W. Martin

Alison B. Martin
By Patrick Martin
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick W. 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 Franklin, Tennessee, this 30th day of April 2007.

DANIELLE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: 11.22.2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On April 26, 2007, before me personally appeared, **Patrick Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Alison B. Martin**, and who acknowledged that he executed the same as the free act and deed of **Alison B.Martin**.

Witness my hand, at office, this 30th day of April, 2007.

DANIELLE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: 11.22.2010

FILE NO: TN2007040406