# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/07 11:06 2 pgs
Fees:13.00 Taxes:1794.50

20070604-0065942

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000.00

Melissa Roberts
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02104 MARTIN CB

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| James T. Martin and Catherine C. Martin | same | 132-9-128.00 |
| 911 Battery Lane | | |
| Nashville, TN 37220 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**GREGORY E. NASH AND BRANDILIN NASH**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**JAMES T. MARTIN, AND WIFE, CATHERINE C. MARTIN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 911 Battery Lane, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 31st day of May, 2007.

Gregory E. Nash

Brandilin Nash

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, GREGORY E. NASH AND BRANDILIN NASH, 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 31st day of May, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF WATERSWOOD ACRES, SECTION II, RESUBDIVISION OF LOT 9 OAKHILL SUBDIVISION NO. 1, OF RECORD IN BOOK 3500, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GREGORY E. NASH AND WIFE, BRANDILIN NASH BY WARRANTY DEED FROM PAMELA, NICOLE CHANNEL WOOTEN AND HUSBAND, LUKE WOOTEN, AS RECORDED ON THE 1ST DAY OF JUNE, 2000 IN INSTRUMENT NO. 20000601-0054445, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

GREGORY E NASH EXECUTES THIS DOCUMENT PURSUANT TO A MARITAL DISSOLUTION AGREEMENT FILED IN THE EIGHTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE DOCKET NUMBER 04D-394. FINAL DECREE FILED IN SAID COURT JULY 20, 2004.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.