THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Thaddeus Martin
200 E. Webster St. #911
Madison, Tennessee 37115

Send Tax Bills To
Same

Map-Parcel No.
033-15-0-074.00

Warranty Deed

For and in consideration of the sum of $ 114 500.00 , the receipt of which is hereby acknowledged, N. F. Martin, Trustee of the 908 Apple Valley Road Trust, Grantor, transfers and conveys to Thaddeus Martin, Grantee, a certain tract or parcel of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Primrose Acres, Section 2, as of record in Book 2900, Page 44, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to N. F. Martin, Trustee of the 908 Apple Valley Road Trust, by deed from John Adam Bannach and wife, Cynthia M. Bannach, of record in Instrument Number 20010817-0089317, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, building setback lines, etc., if any, as may be set forth on the plan of Primrose Acres, Section Two, as of record in Plan Book 2900, Page 44 and further subject to restrictive covenants of record in Book 2965, Page 520, said Register's Office.

This is improved property, known as 908 Apple Valley Road, Madison, Tennessee.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for any encumbrances of record.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, Grantee's heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Sandra S. Martin, wife of N. F. Martin, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

Signed on July 31, 2007.

N F Martin

N. F. Martin, Grantor

Davidson County DEEDWARR
Recvd: 07/31/07 15:45 2 pgs
Fees:13.00 Taxes:423.65

20070731-0090964

Sandra S. Martin
Sandra S. Martin, Grantor

State of Tennessee
County of Sumner

Personally appeared before me, N.F. Martin, and wife, Sandra S. Martin, Grantors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, on July 31, 2007.

Carol Moseley
Notary Public
My commission expires: 9/13/2013

CAROL A. MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 114,500.00. Subscribed and sworn to before me on July 31, 2007.

Thaddeus Martin
Thaddeus Martin, Affiant

Carol Moseley
Notary Public
My commission expires: 9/13/2013

CAROL A. MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY