Box 14A

G# 20714-3
Return To: JTC
Box 14A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
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Davidson County DEEDWARR
Recvd: 08/01/07 09:37 2 pgs
Fees:13.00 Taxes:950.90
20070801-0091169

W & I Ref:(__gj__) Title No: 48782
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy G. Roach Ronald I. Addison 1240 Brenner Avenue Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 141120B04800C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Columbus Martin II and spouse, Corie Morell Martin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy G. Roach , unmarried, and Ronald I. Addison , unmarried, as joint tenants with rights of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Phase 3 South Hampton of record in Book 5200, Pages 689 and 690, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Columbus Martin, II and wife, Corie Morell Martin by deed from Michael S. Wright and wife, Susan E. Wright of record in Doc. No. 20030409-0047060, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Pages 689 and 690, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made fore a more compete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, Page 450, Book 6231, Page 63, By-Laws in Book 6355, Page 517, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1240 Brenner Avenue, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of July, 2007.

John Columbus Martin II

Corie Morell Martin

State of TENNESSEE
County of DAVIDSON

On this 27th day of July, 2007 , before me the undersigned authority, personally appeared John Columbus Martin II and Corie Morell Martin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $257,000.00

Affiant

Sworn and subscribed before me this the 27th day of July, 2007

My Commission Expires: 10/17/09

Notary Public

JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.