Record & Return to

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 08/07/07 07:53 2 pgs
Fees:13.00 Taxes:344.10

20070807-0093663

State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 93,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2007

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My Commission Expires: 11-25-07

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Robert Wadley 1313 Saturn Drive Nashville, TN 37217	FirstBank 200 Fourth Ave. North Nashville, TN 37219	120-06-0-20.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Amanda H. Martin, widow** said Grantor does hereby bargain, sell, transfer and convey unto **Robert Wadley, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 153, on the Plan of Stardust Acres, as shown on plat of record in Plat Book 1424, page 92, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said lot fronts 60 feet on the south side of Saturn Drive, and runs back between lines, 281.2 feet on the east line and 282.7 feet on the west line, to a dead line measuring 60 feet thereron.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance by Warranty Deed from George H. Martin and wife, Amanda H. Martin to State of Tennessee of record in Book 3647, page 92 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George H. Martin and wife, Amanda H. Martin by Deed of record in Book 1756, Page 7 recorded 9/7/1949, Register's Office for Davidson County, Tennessee. The said George H. Martin having since died on 8/22/1996 property vest solely in Amanda H. Martin

Less and Except of record in Book 3647, page 91.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 1313 Saturn Drive , Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless herein set out; and we do further covenant and bind ourselves, our 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 31st day of July, 2007.

Amanda H. Martin By: Ann M. Morrow, Her Attorney in fact
Amanda H. Martin
BY: Ann M. Morrow, Her Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this, 31st day of July,2007 personally appeared before me, Ann M. Morrow, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the "attorney-in-fact" of Amanda H. Martin, and is authorized by him /her/them to execute this instrument on their behalf, as his/her/their free act and deed.

Witness my hand, at office, this 31st day of July, 2007.

My commission expires: 11-25-07 Darlene Edwards
Notary Public

