WARRANTY DEED

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 08/20/07 15:21 2 pgs
Fees:13.00 Taxes:162.80
20070820-0099648

State of Tennessee)
County of Davidson)

07-07-034-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of August, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DWIGHT D. MARTIN AND WIFE, DALPHENE MARTIN	"NEW OWNER"	81-16
(NAME) 806 Blueridge Drive	(NAME)	461.00; FB 03W-4040
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **M. J. BLACK, UNMARRIED A/K/A MILDRED BLACK**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DWIGHT D. MARTIN AND WIFE, DALPHENE MARTIN**, hereinafter called the Grantee(s), 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. 16, on the plan of Harding's First Addition to Nashville, as record in Book 19, Page 241, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 16 fronts 50 feet on the northerly side of Harding Street (Now Meharry Boulevard) and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to M. J. Black, by Deed from Glenn Cagle, District Director of Internal Revenue for the District of Nashville, Tennessee, of record in Book 7650, Page 794, Register's Office for Davidson County, Tennessee. And being a Life Estate Per Autre Vie conveyed to K. Worrell, by Quitclaim Deed from Mrs. LaPerle Hockett, holder of the life estate, of record in Book 8340, Page 150, Register's Office for Davidson County, Tennessee. The said Mrs. LaPerle Hockett having since died, the said Life Estate Per Autre Vie has expired, fee simple title now being vested in the said M.J. Black.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING Improved property known as: 1208 Mehary Boulevard, Nashville, TN, 37208.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant 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 otherwise 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 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 WHEREOF, my hand, this 14th day of August, 2007.

M. J. BLACK A/K/A MILDRED BLACK

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **M. J. BLACK, UNMARRIED A/K/A MILDRED BLACK**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of August, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **SCOTT D. WEISS** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON