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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 10/25/07 15:33 2 pgs
Fees:13.00 Taxes:444.00
20071025-0126432

WARRANTY DEED

Address New Owner(s):	**Send Tax Bills to:**	**Map/Parcel:**
Joseph Michael Martin 263 Hermitage Avenue Nashville, TN 37210	New Owner	09312011200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Emmett N. Kennon, Jr. and wife, Rose S. Kennon**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph Michael Martin, a married man**, hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 10 and 11 of Block "A" on the Plan of Hermitage Addition, as of record in Book 57, pages 42 and 43, Register's Office for said County.

Said Lots 10 and 11 front together 100 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street, and run back between parallel lines 167 feet to an alley.

BEING the same property conveyed to Emmett N. Kennon, Jr. and wife, Rose S. Kennon by deed from Thomas C. Coursey and wife, Lorelle Spry Coursey, of record in Book 3252, page 265, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all applicable local government planning, building and zoning regulations and all other easements and restrictions of record.

This is unimproved property known as: 251 Hermitage Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 24th day of October, 2007.

Emmett N. Kennon, Jr.

Rose S. Kennon by William B. Marsh atty in fact
Rose S. Kennon
By: William B. Marsh, Atty. in Fact

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 24th day of October, 2007, before me personally appeared **Emmett N. Kennon, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at office.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Notary Public

STATE OF TENNESSEE:
COUNTY OF MARSHALL:

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, William B. Marsh, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Rose S. Kennon, and acknowledged that he executed the same as the free act and deed of the said Rose S. Kennon, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Rose S. Kennon, and appearing of record in Instrument No. 20071011-0121186, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 23rd day of October, 2007.

Notary Public

My Commission Expires: 5-5-08

MARILYNN P. SCHEUCHENZUBER
NOTARY PUBLIC AT LARGE
MARSHALL COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$94,000.00~~ 120,000.00

Affiant

Subscribed and sworn to before me this 5th day of September, 2007.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires