This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 034030
PARCEL: 002.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Kenneth E. & Debra B. Martin
2120 Paula Drive
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 10/29/07 11:53 3 pgs
Fees:17.00 Taxes:0.00
20071029-0127293

WARRANTY DEED

(FOR THE PURPOSE OF CREATING TENANTS BY THE ENTIRETY)

(Prepared based on information provided by the parties)

THIS INDENTURE, made this 10-26-07 day of October, 2007 between

Kenneth E. Martin

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kenneth E. Martin and wife, Debra B. Martin
as tenants by the entireties

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 246 on the Plan of Shepherd Hills, Section 4, as of record in Book 2854, Page 100, said Register's Office.

Said Lot No. 246 frontier 144.3 feet on the northeasterly margin of Paula Drive, and runs back 220 feet on the southwesterly line and 323.3 feet on the northeasterly line, to a line in the rear, measuring 182.2 feet thereon.

Being the same property conveyed to Kenneth E. Martin by Warranty Deed dated 3/2/94 from Charles E. Griffith and wife, Cynthia Griffith of record in Book 9271, Page 805, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth E. Martin

Kenneth E. Martin

KENNETH E. MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth E. Martin the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of October, 2007.

Karen B. Heavener

Notary

My Commission Expires: 11/24/07

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.

Tammy Mellard

Affiant

Sworn to and subscribed before me, this 26th day of October, 2007.

Karen B. Heavener

Notary Public

My Commission Expires: 11/24/07

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS TRANSACTION IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. § 67-4-409.

I, Michael P. Davis 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.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009