# WARRANTY DEED

ET-08-0655

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/7/11

(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Executive Title, LLC

4470 Old Lebanon Dirt Road

Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew H. Martin | Coldwell Banker (NAME) | |
| 813 Walden Way | 3000 Leadenhall Rd. | 75-16-A-48 CO |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Mt. Laurel, NJ 08054 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT D. COLE AND WIFE, REBECCA P. COLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW H. MARTIN AND GWEN A. MARTIN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 27, WALDEN WOODS, PHASE 2B, as shown on plat of record in Instrument No. 20010226-0017620 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert D. Cole and wife, Rebecca P. Cole by Warranty Deed from Robert Neil Turner, Jr. and wife, Rebecca Rose Turner, recorded on the 5th day of July, 2006 in Instrument No. 20060705-0079912, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Robert Nell Turner, Jr. and wife, Rebecca Rose Turner by deed from Frank Batson Homes, Inc. of record in Instrument No. 20020508-0056664, Register's Office for Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Instrument No. 20010226-0017620; Book 11244, Page 105; Book 11244, Page 120; Instrument No. 20060321-0032040; Instrument No. 20030318-0035838; Instrument No. 20030428-0056611; Book 1086, Page 379; Book 11258, Page 790; Instrument No. 20050721-0085299; Register's Office for said County.

Power of Attorney of record in instrument 20080220 0016537, RODC.

unimproved ( )

This is improved ( X ) property, known as 813 Walden Way, Hermitage, Tennessee 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of February, 2008.

Robert D. Cole by Rebecca P. Cole as Attorney-in-fact

Robert D. Cole

By: Rebecca P. Cole, Attorney in Fact

Rebecca P. Cole

Rebecca P. Cole

Davidson County DEEDWARR
Recvd: 02/20/08 10:39 2 pgs
Fees:13.00 Taxes:928.70

20080220-0016538

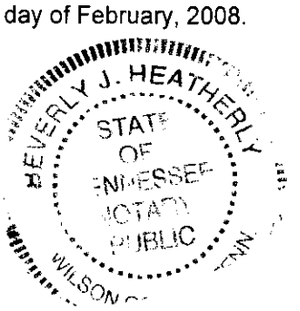
STATE OF Tennessee
COUNTY OF Wilson

On this the 19th day of February, 2008, before me personally appeared Rebecca P. Cole to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of February, 2008.

Beverly J. Heatherly

Notary Public




My Commission Expires: 09-17-11

STATE OF Tennessee
COUNTY OF Wilson

On this the 19th day of February, 2008, before me personally appeared Rebecca P. Cole to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert D. Cole* and who acknowledged he/she/they executed the same as the free act and deed of the said Robert D. Cole.

* as his attorney in fact

Witness my hand and official seal, this the 19th day of February, 2008.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-17-11

**RETURN TO:**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520