WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2008

Notary Public:

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Margaret J. Martin	First Community Mortgage, Inc.	Parcel ID:
2924 Kinwood Dr.	1610 South Church St.; Ste A	09605001700
Antioch, TN 37013	Murfreesboro, TN 37130	

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

James Donald Hartsfield, unmarried and Robert A. McDowell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Margaret J. Martin, a single woman

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:

Being part of Lot No. 89, on the plan of part of Bluefields as of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Cumberland Circle at a point 1725.4 feet east of the intersection of Spring Valley Road, the northeast corner of the property conveyed to J.E. Regan and wife, by deed from R.D. Stanford, Jr., Trustee of record in Book 1515, Page 77, said Register's Office, thence with the easterly line of said Regan property southwardly 310.09 feet; thence eastwardly 76 feet; thence northwardly 312.7 feet to the southerly margin of Cumberland Circle; thence with the Circle westwardly 80 feet to the beginning.

Being the same property conveyed to James Donald Hartsfield and Robert A. McDowell by Quitclaim Deed from Robert L. Delaney, Trustee, of record in Instrument 20040211-0016255, Register's Office for said County. Reference is also made to deed of record in Book 10521, Page 671, said Register's Office.

This conveyance is subject to Restrictions of record in Book 737, Page 258; Book 794, Page 41; Book 1104, Page 688, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 34, said Register's Office.

The signature of Robert A. McDowell is signed by his duly appointed Attorney-in-Fact, James D. Hartsfield, pursuant to the Power of Attorney of record in Instrument 20080411-0037034, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 250 Cumberland Circle, Nashville, TN 37214

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 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 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.

Davidson County DEEDWARR
Recvd: 04/11/08 14:02 2 pgs
Fees:13.00 Taxes:869.50
20080411-0037035

Witness our hands this 9th day of April, 2008.

James Donald Hartsfield

Robert A. McDowell

Robert A. McDowell by James Hartsfield his attorney in fact.

By: James D. Hartsfield, as Attorney-in-Fact

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 James Donald Hartsfield 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 Nashville, Tennessee, this 9th day of April, 2008.

My Commission Expires: 1-24-09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, James D. Hartsfield, 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 on behalf of Robert A. McDowell as his Attorney in Fact as the free act and deed of the within named Robert A. McDowell.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 2008.

My Commission Expires: 1-24-09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.