Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 04/14/08 11:44 2 pgs
Fees:13.00 Taxes:536.50

20080414-0037468

15-0804-151397

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2008.

Notary Public
My commission expires: 05/03/2011

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Miriam R. Martin	Bank of America N.A.	105-01-0-209.00
1209 Tremont Street	P. O. Box 45140	
Nashville TN 37212	Jacksonville, FL 32232-5140	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Bockman and wife, Erica Bockman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Miriam R. Martin, unmarried, hereinafter called the Grantees, their successors 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 the east 40 feet of Lot No. 52, on the Plan of Boyd's Amended Tract, of record in Book 21, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot 52 fronts 40 feet on the southerly side of Tremont Street and runs back between parallel lines along the westerly margin of Cove Street, 168 feet to an alley.

Included with said property is the additional land included in Bill No. 78-119 of the Metropolitan Government of record in Book 5378, Page 735, said Register's Office which was thereby added to the property described above.

Being the same property conveyed to Tana Black, unmarried by deed from Pamela J. Gooch, unmarried, dated August 19, 2004, recorded August 24, 2004, of record in Instrument No. 20040824-0102192, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason Bockman and wife, Erica Bockman by deed from Tana Black, unmarried, dated February 1, 2008, recorded February 5, 2008, of record in Instrument No. 20080205-0011862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1209 Tremont Street, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of April, 2008.

Jason Bockman

Erica Bockman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Bockman and Erica Bockman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 11th day of April, 2008.

JENIFER L. WISE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010