OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 04/25/08 08:42 2 pgs
Fees:13.00 Taxes:399.60

20080425-0042156

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2008.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BRIAN D. MARTIN and MADISON L. MARTIN	Regions Mortgage 2050 Parkway Office Cr Birmingham, AL 35244	Map:073 06 0 053 Parcel:
(NAME) 106 Morningview Ct	(NAME)	Map: Parcel:
(ADDRESS) Madison, TN 37115	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 08040074

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

THOMAS A. SHAW , a single person

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

BRIAN D. MARTIN and wife, MADISON L. MARTIN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Moss Rose Estates, of record as Plat Book 4850, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 fronts 39.27 feet on the southwesterly margin of the cul-de-sac of Moss Rose Court and runs back 139.31 feet on the westerly line and 104.15 feet on the easterly line to a line on the rear measuring 135.39 feet thereon.

Being the same property conveyed to THOMAS A. SHAW, by deed from THOMAS J. FITZPATRICK and wife, MARY E. FITZPATRICK, of record as Instrument No. 20060907-0110987, dated September 6, 2006, said Register's Office.

This is improved property known as 312 MOSS ROSE COURT, Nashville, Tennessee 37216

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. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 23 day of April, 2008.

THOMAS A. SHAW

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named THOMAS A. SHAW the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 23rd day of April, 2008.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010