PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of April, 2008, by and between WILLIE FRANCES CORBITT, UNMARRIED, hereinafter called Grantor, and CLARENCE MARTIN and LINDA MARTIN, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIE FRANCES CORBITT, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto CLARENCE MARTIN and LINDA MARTIN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2020 MCGAVOCK PIKE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:
Willie Frances Corbitt
WILLIE FRANCES CORBITT
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/01/08 14:52 3 pgs
Fees:18.00 Taxes:392.20
20080501-0044689

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Madison, Tennessee, on this the 28th day of April, 2008.

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

My Commission Expires: _____

Name and Address of Property Owner:

CLARENCE MARTIN and LINDA MARTIN

2100 MCGAVOCK PIKE
NASHVILLE, TENNESSEE 37216

Property Address:

2020 MCGAVOCK PIKE, NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

Same
2100 McGavock Pike
Nashville, TN 37216

Map & Parcel #: MAP 73.01, PARCEL 8.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$106000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Linda Martin
Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of **April, 2008.**

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

My Commission Expires: _____

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COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

08-8131J

EXHIBIT 'A'

Being Lot No. 10 of Block "G" on the map of Country Club Estates, as of record in Book 843, page 95, said Register's Office. Said Lot No. 10 fronts 100 feet on the easterly side of McGavock Avenue, and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Robert Bate Corbitt and wife, Ova Estelle Corbitt, by Warranty Deed from Kentucky-Tennessee Conference Association of Seventh-day Adventist, Inc., a Tennessee corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, of record in Book 2805, page 142, Register's Office for Davidson County, Tennessee, the said Robert Bate Corbitt having since conveyed all of his right, title and interest in and to said property to Ova Estelle Corbitt, by Warranty Deed of record in Book 4286, page 422, said Register's Office, pursuant to a Final Decree of Divorce filed in the Probate Court for Davidson County, Tennessee, dated October 24, 1973, Docket No. 56839. Ova Estelle Corbitt has since died on December 13, 2007, unmarried and testate, and by her Last Will and Testament filed in the Seventh Circuit Court (Probate Division), for Davidson County, Twentieth Judicial District, State of Tennessee, Cast No. 08P-430, the property was devised unto Willie Frances Corbitt, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 73.01, PARCEL 8.00). 2007 real property taxes are PAID in the amount of 1426.93.

2. All matters as set forth on the Map of Country Club Estates of record in Plat Book 843, page 95, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.