WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/08 13:08 2 pgs
Fees:13.00 Taxes:869.50

20080530-0055139

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 19th DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 22, 2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodrow Ledford III	U. S. BANK	
(NAME)	(NAME)	
441 Rochelle Drive	9321 OLIVE BLVD.	146-16-103
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	ST LOUIS, MO 63132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **HAROLD MARTIN JR., SOLE HEIR AT LAW OF EDDIE C. MARTIN, DECEASED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOODROW LEDFORD III, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Lot No. 701 on the Plan of Brentwood Hall, Section 7, Register's Office for said County.

Said Lot No. 701, which is a corner lot, fronts 129.8 feet on the easterly margin of Rochelle Drive and fronts 137.3 feet on the southerly margin of Hogan Road, said frontages being joined by a curve having a length of 39.1 feet and extends back 155.4 feet on the easterly line and 163.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Mrs. Eddie C. Martin by deed from James R. Ryman, Sr. and wife, Dolores B. Ryman, of record in Book 10735, page 326, Register's Office for Davidson County, Tennessee. The said Eddie C. Martin having since died and by Affidavit of Heirship of record as Instrument No. 20080530-0055138, Register's Office for Davidson County, Tennessee, Harold Martin, Jr. is named as her sole heir at law.

This is not the principal place of residence of the Grantor named herein.

unimproved ☐

This is improved ☒ property, known as 441 Rochelle Drive, Nashville, TN 37220
(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, his heirs and assigns forever; and I do covenant with the said GRANTEE 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 herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 19 day of May, 2008.

May 19

Harold Martin Jr.

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 Harold Martin Jr., the bargainor, 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 19 day of May, 2008.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENN