WARRANTY DEED

P-08-113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/16/2012

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard J. Martin, Jr.	New South Federal Savings Bank	
113 Thistle Lane	(NAME) 210 Automation Way	086-14-0A-113.00 CO
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMILY C. BOYD, N/K/A EMILY C. MASOPUST AND HUSBAND, OTTO T. MASOPUST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD J. MARTIN, JR., UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of Stage Two of Hermitage Meadows of record in Plat Book 5200, Page 682, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Emily C. Boyd, unmarried by deed from Cheryl Howard Kent and husband Howard Kent of record in Book 6678, Page 902, in the Register's Office for Davidson County, Tennessee, dated October 4, 1985, and also by Quitclaim Deed of record in Book 9489, Page 514, said Register's Office, dated August 31, 1994.

unimproved ( )
This is improved (X) property, known as 113 Thistle Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 07/17/08 10:25 2 pgs
Fees:13.00 Taxes:425.50

20080717-0073319

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.

Witness my/our hand(s) this 7th day of July, 2008.

Otto Masopust

Emily C. Masopust

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 Emily C. Masopust and husband, Otto T. Masopust the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of July, 2008.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800