ADDRESS NEW OWNERS and
SEND TAX BILLS:
Linda Jill Martin
920 N. Graycroft
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
42 - 03 - 73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOE J. TATE and wife, THELMA J. TATE, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to LINDA JILL MARTIN, hereinafter called GRANTEE, her heirs, successors and assigns forever, our remaining one-half (1/2) undivided interest in the following described property, to wit:

> Land in Davidson County, State of Tennessee, described as follows: Being Lot No. 99 on the Plan of Primrose Acres, as of record in Book 2663, Pages 106 and 107, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 99 fronts 130.0 feet on the southerly side of Graycroft Avenue and runs back 417.5 feet on the westerly line and 223.7 feet on the easterly line to a dead line in the rear, measuring 235.0 feet thereon.
>
> Being the same property conveyed to Joe J. Tate and wife, Thelma J. Tate, by deeds of record in Book 8531, Page 316 and in Book 9185, Page 905, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property commonly known as 920 North Graycroft, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 08/22/08 13:48 2 pgs
Fees:13.00 Taxes:235.69
20080822-0086653

Executed on this 15 day of August, 2008.

JOE J. TATE

THELMA J. TATE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOE J. TATE and wife, THELMA J. TATE, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of August, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $63,700.00.

AFFIANT

Subscribed to and sworn before me, this the 20 day of August, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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