Davidson County DEEDWARR
Recvd: 11/10/08 14:09 2 pgs
Fees:13.00 Taxes:185.00
20081110-0111442

03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

Subscribed and sworn to before me, this 10th day of November, 2008.

Notary Public
My commission expires: 5-18-2010

03-0810-35666

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Hayes 73 White Bridge Road, Ste. 103 #135 Nashville TN 37205	New Owner	91-07-0-294

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leslie W. Martin and wife, Pamela F. Martin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Hayes and wife, Dawn Hayes, hereinafter called the Grantees, their successors 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. 1205 and the east 17 1/2 feet of Lot No. 1207, Block 181, on the Map of Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 42 1/2 feet on the north side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leslie W. Martin and wife, Pamela F. Martin, by quitclaim deed from Arther U. Martin, dated 4-5-04, recorded 6-27-05, of record in Instrument No. 20050627-0073446; corrected of record in Instrument No. 20080923-0096783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5302 Michigan Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of November, 2008.

Leslie W. Martin

Pamela F. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leslie W. Martin and Pamela F. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of November, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09