This Instrument Prepared By:
Mark A. Williams, Esq.
FISHER & WILLIAMS, PLC
Court Square Building
121 North Irwin Street
Manchester, Tennessee 37355

Map 08411023900

Owner & Tax Liability
Joey Martin & Steven Martin
1511 Anthony Way
Mt Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090046266 DEEDWARR
Recvd: 07/09/09 15:42 4 pgs
Fees:23.00 Taxes:444.00
20090709-0064299

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **ROY P. ANGEL, individually and as Trustee of THE ROY P. ANGEL REVOCABLE LIVING TRUST and ROY P. ANGEL, and as Successor Trustee of THE FANNIE L. ANGEL REVOCABLE LIVING TRUST**, have bargained and sold, and by these presents do transfer and convey unto **JOEY MARTIN and STEVEN MARTIN,** their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, bounded and described as follows:

> Being Lot No. 95 on the Plan of Castlewood Estates, Section II, of record in Book 2331, page 91, Register's Office for said county.
>
> Said Lot No. 95 fronts 113.8 feet on the easterly side of Denneywood Drive and runs back 254.7 feet on the northerly line and 137.6 feet on the southerly line, to a dead line measuring 183 feet thereon.
>
> Being the same property conveyed to The Roy P. Angel Revocable Living Trust and The Fannie L. Angel Revocable Living Trust by Quitclaim deed of record in Instrument # 20030107-0002590, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to those matters appearing of record in the Register's Office of Davidson County, Tennessee.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **JOEY MARTIN and STEVEN MARTIN**, their heirs and assigns, forever.

AND WE DO COVENANT with the said **JOEY MARTIN and STEVEN MARTIN,** 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.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title of said land to the said **JOEY MARTIN and STEVEN MARTIN**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this the 6th day of July, 2009.

THE ROY P. ANGEL REVOCABLE LIVING TRUST

By: _____
ROY P. ANGEL, Trustee

THE FANNIE L. ANGEL REVOCABLE LIVING TRUST

By: _____
ROY P. ANGEL, Successor Trustee

_____
ROY P. ANGEL, individually

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ACKNOWLEDGMENTS

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, **ROY P. ANGEL** , with whom I am personally acquainted, and who acknowledged that he is the Trustee of The Roy P. Angel Revocable Living Trust, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Manchester, Tennessee, this 6th day of July, 2009.

MARK A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: May 19, 2012

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, **ROY P. ANGEL** , with whom I am personally acquainted, and who acknowledged that he is the Successor Trustee of The Fannie L. Angel Revocable Living Trust, and that he as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Manchester, Tennessee, this 6th day of July, 2009.

MARK A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: May 19, 2013

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STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Pubic in and for the said county and state, the within named, **ROY P. ANGEL**, the bargainer 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 Manchester, Tennessee, this 6th day of July, 2009.

MARK A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: May 19, 2013

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 6th day of July, 2009.

Notary Public

My Comm. Exp.: May 19, 2013

MARK A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

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