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 $325,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2009.

Notary Public
My commission expires:

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 19, 2009

BILL GARRETT, Davidson County
Trans: T20090059238 DEEDWARR
Recvd: 08/28/09 14:46 2 pgs
Fees: 13.00 Taxes: 1202.50
20090828-0081129

03-0907-36111

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Lee Martin	Regions Bank DBA Regions Mortg	091-15-0 269.00
4905 Park Avenue	2050 Parkway Office Circle RCN 6	
Nashville TN 37209	Birmingham, AL 35244	

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, Marsha D. Borgeson and husband, Donald G. Borgeson, Sr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Lee Martin and wife, Stacie Laura Ethridge-Martin, 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 part of an unnumbered block shown on the Map of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Park Avenue, formerly First Avenue, at a point 75 feet west of the westerly margin of 49th Avenue North, formerly 8th Street; thence with the margin of Park Avenue, westerly 57.5 feet to a point; thence southerly 150 feet to the northerly margin of an alley; thence with the margin of same, easterly 57.5 feet to a point 75 feet west of the margin of 49th Avenue North, thence northerly 150 feet to the point of beginning.

Being the same property conveyed to Marsha Daugherty Borgeson by deed from Philip L. Chilton and wife, Melissa A. Chilton, dated March 10, 1993, recorded March 22, 1993 of record in Book 8892, Page 489, Register's Office for Davidson County, Tennessee.

Being further conveyed to Marsha D. Borgeson and husband, Donald G. Borgeson, Sr. by Quitclaim Deed from Marsha D. Borgeson, dated November 8, 1999, recorded November 9, 1999 of record in Book 11737, Page 227, Register's Office for Davidson County, Tennessee. Marsha D. Borgeson and Marsha Daugherty Borgeson being one and the same person.

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 4905 Park 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.

WITNESS my hand this 14th day of August, 2009.

Marsha D. Borgeson

Marsha D. Borgeson

Donald G. Borgeson, Sr.

Donald G. Borgeson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marsha D. Borgeson and Donald G. Borgeson, Sr., 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 14th day of August, 2009.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/11/13