NEW OWNER:

N. F. MARTIN, TRUSTEE
308 MARITA AVE
GOODLETTSVILLE, TN 37072-2721

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 09-1300

Map 033
Group 12-0
Parcel 074.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20100000705 DEEDWARR
Recvd: 01/05/10 14:01 3 pgs
Fees:18.00 Taxes:218.30
20100105-0000873

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Nine Thousand and 00/100 Dollars ($59,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JANICE ELAINE LIGON McMILLEN, individually and as Administratrix of the Estate of Larry Bland Ligon,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **N. F. MARTIN, TRUSTEE OF THE 215 MARITA AVENUE TRUST,** U/A/D Dec. 29, 2009 ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 31 on the Plan of Gateway Section I, as of record in Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the north margin of Friendship Drive at the corner of Lots 31 and 32; thence with the line between said lots northerly 155.2 feet to a point; thence easterly 82.4 feet to the west margin of Marita Avenue, thence with the margin of same, southerly 135.7 feet to the beginning of a curve; thence around said curve, southwesterly 40.48 feet to the margin of Friendship Drive; thence with the margin of the same, westerly 55 feet to the point of beginning.

Being the same property conveyed unto CHARLES THOMAS LIGON and LARRY BLAND LIGON, by virtue of a deed from Janice Elaine Ligon McMillen, dated March 4, 1997, and recorded in Book 10386, Page

349, in the Register's Office for said county. See also deed at Book 7664, page 943. Charles Thomas Ligon died intestate on March 3, 2007, leaving no issue, and survived by two siblings, Larry Bland Ligon and Janice Elaine Ligon McMillen. Larry Bland Ligon died intestate on September 27, 2009, leaving no issue, survived by his sister, Janice Elaine Ligon McMillen.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **215 MARITA AVE, GOODLETTSVILLE, TN 37072-2721**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Page 39, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

This property is being sold "AS IS, WHERE IS".

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 22nd day of December, 2009.

Janice Elaine Ligon McMillen

JANICE ELAINE LIGON McMILLEN, individually and as Administratrix of the Estate of Larry Bland Ligon

STATE OF TEXAS

COUNTY OF Nueces

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JANICE ELAINE LIGON McMILLEN**, individually and as Administratrix of the Estate of Larry Bland Ligon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of December, 2009.

Cathy P Clark
NOTARY PUBLIC

My commission expires: 7/31/11

CATHY P. CLARK
Notary Public, State of Texas
My Commission Expires
July 31, 2011

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The actual consideration or value, whichever is greater, for this transfer is **$59,000.00**.

Janice Elaine Ligon McMillen
AFFIANT

Sworn to and subscribed to before me this 22nd day of December, 2009.

Cathy P Clark
NOTARY PUBLIC

My commission expires: 7/31/11

CATHY P. CLARK
Notary Public, State of Texas
My Commission Expires
July 31, 2011