THIS INSTRUMENT PREPARED BY: After Recording Return to:
Keystone Title Inc
9105 Overlook Blvd #134
Brentwood TN 37027

Address New Owner(s)
Kelly Selena Curtis and Travis E Curtis, wife and husband
3496 Knight Drive
Whites Creek, Tennessee 37189

Send Tax Bills To:
Peoples Home Equity
213 Ward Circle #200
Brentwood , TN 37027

Map & Parcel Nos.:
049-00-0-304.00

BILL GARRETT, Davidson County
Trans:T20100011724 DEEDWARR
Recvd: 03/01/10 09:20 2 pgs
Fees:13.00 Taxes:323.75
20100301-0015160

WARRANTY DEED

THIS INDENTURE, made and entered into this 5 **day of** February, **20**10, by and between **Randall L Martin and Suzanne Martin, husband and wife**, party of the first part, and **Kelly Selena Curtis and Travis E Curtis, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($87,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Whites Creek, County of Davidson, State of Tennessee:

Land in the Twelfth (12th) Civil District of Davidson County, Tennessee, pursuant to Subdivision No. 81-16G , Lot # 1 of the Jim Hudson Subdivision , dated March 2 1981of record in Plat Book 5190, page 495, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument in the westerly margin of Knight Road; thence with said margin of said Road south 6° west 185 feet to a concrete monument; thence south 84.45°west 472 feet to an iron pin;thence north 6° east 185 feet to an iron pin in the property line of Charles F MAger;thence with property line north 84°45'east 472 feet to the point of beginning, containing 1.96 acres, more or less.

Being the same property conveyed to Randall L Martin and wife, Suzanne Martin, by Warranty Deed from James Matthew Hudson, an unmarried person and Elise Anne Hudson , an unmarried person dated August 13th, 2008,of record in inst # 20080826-00087040, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James F Hudson , by deed from Donald Rees Hudson, of record in Book 5718,page 625, dated March 3,1981, as corrected in Book 5734, page 475, dated April 16,1981, said Register's Office . And being further conveyed to Susan I Hudson a, by quitclaim deed from James F Hudson , of record in Book 6790, page430 dated February 4,1986, said REgister's Office. The said Susan L Hudson having since died intestate leaving the said property to her Heirs at LAw. The Decedent's children, James Matthew Hudson and Elise Anne Hudson, are the only heirs of the decedent by virtue of the laws of the State of Tennessee regarding and distribution, as reflected in that certain Heirship Affidavit and Indemnity Agreement of record in Instrument Number 2008/0815-0083994, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Randall L Martin

Suzanne Martin

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Randall L Martin and Suzanne Martin, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 5 **day of** February, 2010.

My commission expires: 5/2/2012

Keri Duncan
State of Tennessee Notary Public
Davidson County

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is $87,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 5 **day of** February, 2010.

PROPERTY ADDRESS:
3496 Knight Drive
Whites Creek, TN 37189

Keri Duncan
State of Tennessee Notary Public
Davidson County