PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20100012092 DEEDWARR
Recvd: 03/02/10 08:19 3 pgs
Fees:18.00 Taxes:499.50
20100302-0015599

W & I Ref: DM Title No: 50359

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sherry Bond 3422 McGavock Pike Nashville, Tennessee 37217	Renasant Bank 2001 Park Place North, Suite 650 Birmingham, AL 35203

TAX MAP-PARCEL NUMBERS: 12009013000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gilford H. Martin, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sherry Bond, unmarried woman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Seven Oaks, Section No. 3 of record in Book 2083, page 78, Register's Office for said County.

Said Lot No. 48 fronts 279.8 feet on the easterly margin of McGavock Pike and extends back 243 feet on the northerly line and 336 feet on the southerly line to a dead line in the rear, measuring 149.6 feet thereon.

Being the same property conveyed to Gilford Hicks Martin and wife, Anne Martin by warranty deed from A.D. Hewlott and wife, Frances H. Hewlett dated Sept. 19, 1955 and recorded on Sept. 26, 1955 of record in Book 2451, page 401, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 4859, page 187, said Register's Office, subject property was conveyed to Anne C. Martin. The said Anne C. Martin has since died. By Affidavit of Heirship recorded prior hereto and simultaneously herewith, Gilford Martin, Jr., Beverly Ragsdale and Debbie F. Northcutt were established as the heirs as law of Anne C. Martin. By Quitclaim Deed recorded prior hereto and simultaneously herewith the said Gilford Martin, Jr., Beverly Ragsdale and Debbie F. Northcutt, as Heirs at Law of Anne C. Martin conveyed their interest in subject property to Gilford H. Martin who is one and the same person as Gilford H. Martin, Sr.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083 Page 78, said Register's Office, which Plan shows a 75 foot minimum building setback line from McGavock Pike and a 10 foot easement for public utility purposes along the southerly side and easterly rear lines of said lot. And a 2.5 x 20 foot phone leads easement located on the northwesterly front corner of said lot. And a 10 foot easement for temporary turnaround along the southwesterly front corner of said lot.

This instrument is executed on behalf of Gilford H. Martin (aka Gilford H. Martin, Sr.) by Gilford H. Martin, II (aka Gilford Martin, Jr.) pursuant to a Power of Attorney executed by him on the 4th day of May, 2009, of record in Instrument No. 20100224001404 1 , Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 3422 McGavock Pike, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25 day of February, 2010 .

Gilford Martin by Gilford H. Martin II atty In Fact

Gilford H. Martin by Gilford H. Martin, II

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $135,000.00

Jenna McDermott
Affiant

Sworn and subscribed before me this 26th day of February, 2010

Notary Public

My Commission Expires: 10-21-12

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

State of North Carolina
County of Cabarrus

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Gilford H. Martin, II** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gilford H. Martin.** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 25 day of February, 2010

Erin Martin
Notary Public

ERIN MARTIN NOTARY PUBLIC CABARRUS COUNTY, N. C.

My Commission Expires: Jan. 1st, 2014

EXHIBIT "A"

To
Warranty Deed

FROM: Gilford H. Martin

TO: Sherry Bond

State of North Carolina
County of Cabarrus

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Gilford H. Martin, II, Affiant

Sworn to and subscribed before me this 25 day of February, 2010

Erin Martin
Notary Public

My Commission Expires: Jan. 1st, 2014

ERIN MARTIN NOTARY PUBLIC CABARRUS COUNTY, N. C.