THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF April 2010 Notary Public MY COMMISSION EXPIRES: 9-15-10 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return To: Foundation Title 30 Burton Hills Blvd.	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Lee Martin II	Same	MAP 062-02-A
4028 Longfellow Drive		PARCEL 034.00CO
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rachel L. Gammon, nka Rachel L. Gammon Ball**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley Lee Martin II and wife, Amanda Marie Martin**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 118 on the Final Plan of Abbington Park, Phase One, Section One, of record in Instrument No. 20030328-0041019, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rachel L. Gammon, an unmarried woman, by deed from Beazer Homes Corp, dba Phillips Builders, a Tennessee corporation, of record in Instrument No. 20030909-0131090, Registers Office for Davidson County, Tennessee, dated August 23, 2003. Her spouse, Michael A. Ball, joins in this conveyance.

This is improved property known as 4028 Longfellow Drive, Nashville TN 37214.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4028 Longfellow Drive, Nashville, TN 37214.**

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 and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 9th day of April, 2010.

Rachel L. Gammon Ball
Rachel L. Gammon Ball

Michael A. Ball by Rachel L. Gammon Ball
Michael A. Ball by Rachel L. Gammon Ball, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20100024207 DEEDWARR
Recvd: 04/23/10 10:31 2 pgs
Fees:13.00 Taxes:545.75
20100423-0030751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachel L. Gammon Ball** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of April, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachel L. Gammon Ball** 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 on behalf of **Michael A. Ball**, as his Attorney in Fact, as the free act and deed of the within named **Michael A. Ball**.

Witness my hand and official seal this the 9th day of April, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public