This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

BILL GARRETT, Davidson County
Trans:T20100034089 DEEDWARR
Recvd: 06/04/10 12:53 3 pgs
Fees:18.00 Taxes:185.00
20100604-0043497

ADDRESS NEW OWNER:
William Harrison
5459 Old Hickory Blvd.
Ashland City, TN 37015

SEND TAX BILLS TO:
Same

MAP: 57
PARCEL: 10

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WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, **TIMOTHY D. MARTIN AND WIFE, ERICA D. MARTIN**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM HARRISON**, hereinafter called Grantee, his heirs and assigns, a certain tract of land or parcel of land located in **Davidson** County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly margin of Old Hickory Blvd. and at the southeast corner of the property conveyed to Michael E. Driver and wife, Julia Driver, by deed from Herman Wayne Romans and wife, Betty Joan Romans, of record in Book 4734, page 489, Register's Office of Davidson County; thence with the westerly margin of Old Hickory Boulevard, South 16 deg. 53' 12" West 199.65 feet to an iron pin at the northeast corner of the property conveyed to Jesse T. Martin (now deceased) and wife, Mary W. Martin, by deed from F.A. Dickerson of record in Book k809, page 617, of said Register's Office; thence North 75 deg. 2' 42" West 827.79 feet to an iron pin in an old fence line; thence North 2 deg. 11' 24" East 204.71 feet to an iron pin at Driver's southwest corner; thence with Driver's southerly boundary line, South 75 deg. 2' 42" East 879.71 feet to the point of beginning, containing 3.96 acres, more or less.

BEING the same property conveyed to Timothy D. Martin, by Quitclaim Deed from Jerry W. Martin, of record in Instrument No. 20080618-0062822, Register's Office for Davidson County, Tennessee.

THIS description is the same as the previous deed of record.

Erica D. Martin joins in this conveyance for the purpose of conveying any marital rights she may have in the above described property as wife of Timothy D. Martin.

2010 taxes have been prorated and Buyer shall be responsible for the payment thereof.

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, his heirs and assigns, forever; and

we do covenant with the said Grantee, 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 Grantee, his 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 hands this 4th day of June, 2010.

TIMOTHY D. MARTIN

ERICA D. MARTIN

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TIMOTHY D. MARTIN AND ERICA D. MARTIN**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 4th day of June, 2010.

Notary Public

My Commission Expires: 12/27/2011

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$50,000.00**.

William Harrison
Affiant

Subscribed and sworn to before me, this _____ day of June, 2010.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 12/27/2011

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.