Rec'd Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00.

x Homer a Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF June, 2010.

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G10-0816D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100039238 DEEDWARR
Recvd: 06/28/10 14:04 3 pgs
Fees:18.00 Taxes:96.20
20100628-0050296

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Homer Hunter and Carol D. Hunter (NAME)	(NAME)	52-60-1
911 Idlewild Drive (STREET ADDRESS)	520 Roosevelt Avenue (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Gracie Pace and Shirley March, Devisees under The Last Will and Testament of Robert E. Martin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Homer Hunter and Carol D. Hunter, husband and wife,** 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. 6 on the plan of GIANT OAK SUBDIVISION, as shown by plat of record in Plat Book 1424, Page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 6 fronts 100.0 feet on the westerly side of Idlewild Avenue and runs back between lines, 376.2 feet on the northerly line and 421.3 feet on the southerly line to a dead line in the rear on which it measures 109.7 feet.

BEING the same property conveyed to Robert E. Martin and Martha W. Martin, husband and wife from Clarence M. Panter and wife, Lena H. Panter and Albert D. Panter and wife, Dorothy M. Panter by Deed dated June 19, 1964, in Book 3769, Page 155, in the Register's Office for Davidson County, Tennessee.
Martha W. Martin has since died October 6, 2006, vesting sole ownership in Robert E. Martin as surviving tenant by the entirety.
Robert E. Martin has since died testate on January 19, 2009. Pursuant to his Last Will and Testament dated October 20, 1999, and probated in the Seventh Circuit Court of Davidson County, Tennessee, as Docket No. 09P546 and file April 13, 2009, devising said property to Gracie Pace and Shirley March..
The Executor joins in this conveyance to evidence her consent to this transaction.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 911 Idlewild Drive, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 18th day of June, 2010.

THE ESTATE OF ROBERT E. MARTIN

By: _____ June 18, 2010
Gracie Pace, Devisee and Executor Date

STATE OF TEXAS

COUNTY OF DALLAS }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Gracie Pace*, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. *Devisee and Executor of Robert E Martin.

Witness my hand and official seal, this 18th day of June, 2010.

My Commission Expires: 7/8/2013

_____
Notary Public

JUANITA CANO-MUNOZ
Notary Public, State of Texas
My Commission Expires
July 08, 2013

STATE OF _____

COUNTY OF _____ }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gracie Pace, Executor for The Estate of Robert E. Martin, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2010.

My Commission Expires:_____

_____
Notary Public

THE ESTATE OF ROBERT E. MARTIN

By: Shirley E March
Shirley March, Devisee

June 18, 2010
Date

STATE OF Indiana

COUNTY OF Allen }

Dawn Gilreath
Notary Public, Seal State of Indiana
Allen County
My Commission Expires 01/29/2015

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Shirley March, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of June, 2010.

My Commission Expires: Jan 29 2015

Dawn Gilreath
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066