BILL GARRETT, Davidson County
Trans:T20100050380 DEEDWARR
Recvd: 08/13/10 14:30 2 pgs
Fees:13.00 Taxes:236.80
20100813-0064142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00.

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2010.

Jo Ann Smith
NOTARY PUBLIC

My Commission Expires: 3-3-14

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Madison and Brian Martin 102 Morningview Court Madison, TN 37115	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	060-16-0-020.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RACHEL POARCH, A SINGLE PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MADISON LISA MARTIN AND BRIAN DEWAYNE MARTIN, WIFE AND HUSBAND

hereinafter called the GRANTEES, their 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. 17 on the Plan of Capitol View Subdivision, of record in Book 974, pages 52 and 53, said Register's Office for said County.

Said Lot No. 17 fronts 75 feet on the southerly margin of Lorraine Avenue and extends back 191.8 feet on the easterly line and 190.8 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to RACHEL POARCH, AN UNMARRIED PERSON, by deed from PAULA KEY, AN UNMARRIED PERSON, of record as Instrument No. 20040317-0030606, dated March 12, 2004, said Register's Office.

This conveyance is subject to the following:

1) Grantee assumes the 2010 county property taxes.

This improved property is known as 106 Lorraine Avenue, Nashville, TN 37207.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 10th day of August, 2010.

Rachel Poarch

Rachel Poarch

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rachel Poarch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2010.

Notary Public

My Commission Expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 4, 2013