THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***53,556.00.

Affiant

Subscribed and sworn to before me this 30 day of September, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100062706 DEEDWARR
Recvd: 10/04/10 15:59 2 pgs
Fees:13.00 Taxes:198.16
20101004-0079334

ADDRESS OF NEW OWNER

Daryl R. Demonbreun
319 Starliner Court
Nashville, Tennessee 37209

SEND TAX BILLS TO

Daryl R. Demonbreun
703 Davidson Road
Nashville, TN 37205

MAP & PARCEL NOS.

MAP 102-04-0
PARCEL 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Three Thousand Five Hundred Fifty Six and 00/100 Dollars ($***53,556.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Sean Martin, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Daryl R. Demonbreun, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1034 on the Plan of Charlotte Park, Section 13, of record in Book 2900, pages 142 and 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Edward A. Robertson and wife, Mildred Robertson, by Warranty Deed dated August 17, 1967, from James F. Dunn and wife, Lucy C. Dunn, of record in Book 4163, page 145, in the Register's Office for Davidson County, Tennessee; the said Edward A. Robertson having since died on October 6, 1994, and the said Mildred Robertson having since died testate on January 3, 2009, and by her Last Will and Testament filed as Docket No. 09P307 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, did devise all real property to her Executor, Linda J. Gibson, with power to sell without joinder of any beneficiary of her estate or the approval of any Court. The said Linda Gibson as Executor of the Estate of Mildred Robertson conveyed the subject property to Sean Martin by Executor's Quitclaim Deed dated February 26, 2010, of record as Instrument No. 20100304-0016823 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 319 Starliner Court, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Charlotte Park, Section 13, of record in Book 2900, pages 142 and 143, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 30 day of September, 2010.

Sean Martin

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 Sean Martin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of September, 2010.

Notary Public

My Commission Expires: 8. 20. 13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY