03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 3rd day of December, 2010.

Notary Public
My commission expires: 02/11/13

03-1011-36821

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Hayes	New Owner	104-01-0-045
73 White Bridge Rd., Suite 103, #135		
Nashville TN 37205		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patsy Ann Martin and husband,, William Henry Martin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Hayes, hereinafter called the Grantees, their successors 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. 31 of Block 27 on the Map of Subdivision of Plummer Place, of record in Book 161, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter Paul Savidge and wife, Pearley G. Savidge by deed from Joyce Wright and husband, Jimmy G. Wright, dated May 28, 1982, recorded May 29, 1982, in Book 5891, Page 871, Register's Office for Davidson County, Tennessee. Peter Paul Savidge having since died. Pearley G. Savidge subsequently died, testate, and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 95P-392, subject property was conveyed to Ellenor Paulette Hunt. Ellenor Paulette Hunt Reecer, Patsy Ann Martin and Phillip David Johnson conveyed subject property to Patsy Ann Martin and husband, William Henry Martin by deed dated November 29, 1996, recorded December 5, 1996, in Book 10281, Page 274, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 207 Chamberlin Street, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100076944 DEEDWARR
Recvd: 12/07/10 08:40 2 pgs
Fees:13.00 Taxes:321.90
20101207-0097260

WITNESS my hand this 3rd day of December, 2010.

Patsy Ann Martin

William Henry Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patsy Ann Martin and William Henry Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5rd day of December, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013