BILL GARRETT, Davidson County
Trans:T20110022373 DEEDWARR
Recvd: 04/15/11 13:18 2 pgs
Fees:13.00 Taxes:1276.50
20110415-0029290

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debbie Beasley** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **James O. Martin, III and Kimberly P. Martin, Husband and Wife** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot NO. 319 on the Plan of Richland Company's First Addition to Division "B", as of record in Plat Book 332, page 174, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 319 fronts 50 feet on the westerly side of Bowling Avenue and extends back between parallel lines for 210 feet, more or less to an alley.

Being the same property conveyed to Debbie Beasley, unmarried, by Warranty Deed from Robert Frank Green and wife, Shelia Lee Green dated 12-01-1993 and recorded 12-02-1993 in Book 9173, page 501, Register's Office for Davidson County, Tennessee

This conveyance is made subject to (1) Agreement of record in Book 6439, page 127 and as corrected by Order of record as Instrument No. 20090901-0082007; and (2) All matters appearing on the Plan of record in Book 332, page 174. said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 13th day of April, 2011.

Debbie Beasley
Debbie Beasley

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Debbie Beasley** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2011.

Angela Beam
Notary Public

ANGELA BEAM NOTARY PUBLIC SOUTH CAROLINA

MY COMMISSION EXPIRES
APRIL 26TH 2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of April, 2011.

Notary Public

My Commission Expires:_____

Map and Parcel: 104-05-0-255.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
James O. Martin, III and Kimberly P. Martin
115 Bowling Avenue
Nashville, TN 37205-2339

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012