BOOK 10985 PG 705 BOX 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Efrain O. Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 1998.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Efrain O. Martinez	**Tucker Federal Bank d/b/a Prime Lending**	**133-6-65**
(NAME)	(NAME)	
300 Wheeler Avenue	**P.O. Box 211788**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Augusta, GA 30917-1788**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Celista L. Hammond and Kathern Palframan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Efrain O. Martinez and Martha Suarez, 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. 3 on the Map of D.M. Miney's Addition to Flatrock, as of record in Book 547, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 66.1 feet on the northerly side of Wheeler Avenue and runs back 195.6 feet on the westerly line and 199.55 feet on the easterly line, with the westerly margin or Sanford Avenue, to an alley, measuring 64.25 feet thereon.

Being the same property conveyed to Celista L. Hammond and Kathern Palframan by deed of record in Book 7305, Page 813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **300 Wheeler Avenue, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

0453187
IDENTIFICATION REFERENCE

98 JUN 22 AM 10:07

REGISTER
DAVIDSON COUNTY, TN.

3625 06/22 0101 03CHECK 292.05

Witness **my/our hand(s)** this **16th day of June, 1998**.

Celista L. Hammond

Celista L. Hammond

Kathern Palframan

Kathern Palframan

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 Celista L. Hammond and Kathern Palframan the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 1998.

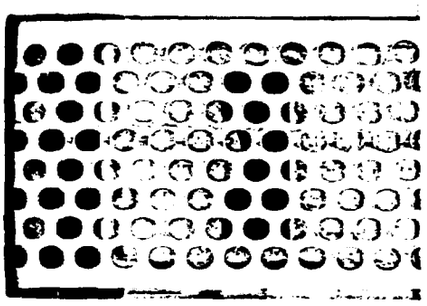
Angela M. Lake

Notary Public

Commission expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

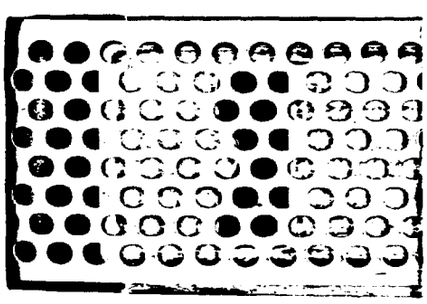
BOOK 10985 PG 707

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05
06/22/98 01 10:07 0001 3625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0453187
IDENTIFICATION REFERENCE

98 JUN 22 AM 10:07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1309454