26-1

| [ADDRESS NEW OWNER: | [SEND TAX BILLS TO: | [MAP-PARCEL NOS. ] |
|---|---|---|
| [Thomas J. Martinez, etal | [GMAC Mortgage Corp. | [ ] |
| [3800 Nevada Avenue | [P.O. Box 963 | [Map 92-13 ] |
| [Nashville, TN 37209 | [Horsham, PA 19044-0963 | [Parcel 215.00 ] |

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 ]

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Jose' Luis Sura-Vasquez, unmarried (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Thomas J. Martinez, unmarried and Giblerto Martinez and wife, Carol F. Martinez (the "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the easterly 150 feet of Block 27, of the Map of Charlotte Park 2nd Add'n Extended and 29.2 Ac. South, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said part of Block 27 fronts 50.0 feet of the northerly margin of Nevada Avenue, formerly 3rd Avenue, and extends back between parllel lines, 150.0 feet to an alley in the rear.

**Being the same property conveyed Jose' Luis Sura-Vasquez by Warranty Deed from Demmon J. Loftis, Jr. and wife, Vickie Loftis and Ronda Read Taylor, unmarried of record in Book 8160, page 112, said Register's Office for Davidson County, Tennessee.**

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3800 Nevada Avenue, Nashville, Tennessee, 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $48,900.00.

Albert Martinez
Affiant

[Subscribed and sworn to before me this 14th day of October, 1998.

Joseph V. Ferrelli
Notary Public

[My Commission Expires: 9/23/2000

And Grantor does covenant with the said Grantees that Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of October, 1998.

**Jose' Luis Sura-Vasquez**

**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 **Jose' Luis Sura-Vasquez**, 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 at Nashville, Tennessee, this 14th day of October, 1998.**

NOTARY PUBLIC

**My Commission Expires:** 9/23/2000

0501980
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 8:32
REGISTER
DAVIDSON COUNTY, TN.

5784 10/21 0101 03CHECK 191.5

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

RECEIVED OF _____

FOR _____

BOOK 11163 PAGE 203

| | | |
|---|---|---|
| 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 48900.00 |
| | | | | CON TX 180.93 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 191.93 |
| | | | | CHECK 191.93 |
| | | | 10/21/98 01 | 08:35 0001 5784 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501980
IDENTIF. & REFERENCE

98 OCT 21 AM 8:32

BILL GARNER II REGISTER
DAVIDSON COUNTY, TN

No. 1360790