0594934

IDENTIFICATION REFERENCE

BOOK 11508 PG. 778

99 JUN -3 AM 11:00

THIS INSTRUMENT PREPARED BY:
R. LEE MARTIN
311 White Bridge Road
Nashville, Tennessee 37209

RECEIVED REGISTER DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Ernesto Martinez 1701 Riverside Drive Nashville, Tennessee 37216	Same	Map 7215 Par 204

mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) DOLLARS, cash in hand paid,

I, Gordon Fitzgerald, Grantor, have bargained and sold, and by these presents do transfer and convey unto the said Ernesto Martinez and wife Carolina Martinez, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Riverside Drive Subdivision, of record in Book 974, page 60 and 61, Register's Office for said County, and the north one-half of Shinkle Avenue adjacent to Lot No. 28, said Shinkle Avenue having been closed by instrument of record in Book 1165, Page 240, and in Book 1373, page 147, said Register's Office.

Said Lot No. 28 and said part of Shinkle Avenue, now closed, adjoin and from together 70 feet on the east side of Riverside Drive and extends back 199 feet, more or less, on the south line of a part of said Avenue now closed, and 195 feet, more or less, on the north line of Lot No. 28 to a dead line in the rear, on which they measure 70 feet.

99-06/03 0101 03CHECK 16.00

Being the same property conveyed to Leon Louis Shwartz and wife, Edna E. Shwartz, by deed from Richard Ewing Jamison and wife, Susan W. Jamison, of record on Book 4312, page 569, R.O.D.C. and reconveyed to Leon Lewis Shwartz and wife, Edna E. Shwartz, as or record in Book 6165, page 53, R.O.D.C. Leon Lewis Shwartz having since died on 12-14-1989 and Edna E. Shwartz having since died on 12-16-1993. And being the same property conveyed to Gordon G. Fitzgerald by will of Edna E. Shwartz of record in Will Book 188, page 633, Probate Clerk's Office of Davidson County, Tennessee.

Gladys Fitzgerald is now deceased (May 7, 1998). This conveyance is subject to all restrictions and easements of record. Buyer is responsible for all past due taxes.

"NO INDEPENDENT EXAM OF PUBLIC RECORD"

This is improved property, known as 1701 Riverside Drive, Nashville, Tennessee 37216

~~Actual consideration for this transaction is -0-~~ .

Taxes were XXXXX paid pursuant to an instrument recorded in Book 9691, page 192

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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.

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.

WITNESS our hands this 2nd day of June, 1999.

Gordon Fitzgerald
GORDON FITZGERALD, SELLER

Ernesto Martinez
ERNESTO MARTINEZ, BUYER

Carolina Martinez
CAROLINA MARTINEZ, BUYER

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Lee Martin, the within named 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 2nd day of June, 1999.

R. Lee Martin
NOTARY PUBLIC

My commission expires: 1-26-02

THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES AND THERE HAS BEEN NO INDEPENDENT EXAMINATION OF PUBLIC RECORDS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50000

Carolina Martinez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 1999.

J. Chandler
Deputy Register

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11508 PG. 780

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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IDENTIF. & REFERENCE

99 JUN -3 AM 11:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	50000.00
		MDEED	8.00
		CFEE	2.00
		TOTAL	10.00
		CHECK	10.00
06/03/99	01	11:04	0001 4493

19600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

		CON TX	185.00
		PRFEE	1.00
		TOTAL	186.00
		CHECK	186.00
06/03/99	01	11:04	0001 4494

No. 146017