WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: 2-18-01
(AFFIX SEAL)

BOOK 11649 PAGE 907

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
Pascasio R. Martinez	**Mortgage Portfolio Services, Inc.**	**162-2-64**
(NAME) **4030 Keeley Drive**	(NAME) **4144 N. Central Expressway #850**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Dallas, TX 75204**	
(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, **William David Foster and Dorothy Sue Baucom**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PASCASIO R. MARTINEZ AND ALTAGRACIA R. DE MARTINEZ, HUSBAND AND WIFE, 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. 104 on the Plan of Colewood Acres Section 2 of record in Plat Book 3700, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nellie S. Foster by deed of record in Book 5500, Page 855, Register's Office for Davidson County, Tennessee.

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

The said Nellie S. Foster having since died.

unimproved ☐

This is improved ☒ property, known as **4030 Keeley Drive, 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.

06324452
REFERENCE
99SEP-3 PM 1:55
REGISTER
DAVIDSON COUNTY, TN.
REC'D FOR
373.00

Witness my/our hand(s) this 31st day of August, 1999.

William David Foster

Dorothy Sue Bauscom

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 Estate of Nellie S. Foster by Charles W. Reeder, Executor 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 31st day August, 1999.

Notary Public

Commission expires: 2-18-01

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11649 PAGE 969

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

99 SEP -3 PM 1:55
ALL TAXES PAID
DAVIDSON COUNTY, TN.

06324452
INSTRUMENT # REFERENCE

AMT	95000.00
CON TX	362.60
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	373.60
CHECK	373.60

09/03/99 01 13:55 0001 4811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512838