THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH BY:
HARVILL AND LOVLACE LAW OFFICE
CENTERVILLE, TENNESSEE 37033

Upon Information Furnished By:
The Parties

For and in consideration of the sum of **NINETY-TWO THOUSAND AND NO/100 ($92,000.00) DOLLARS**, to be paid as follows: $15,000.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the balance in a promissory note in the amount of $77,000.00, secured by Deed of Trust, we, **JOYCE G. MAYBERRY, a Married Person and WILLIAM E. GARNER, a Married Person, being the only heirs-at-law of Lucille Madge Garner, deceased,** by virtue of the power and authority given in and by said Will, have this day bargained and sold and by these presents do transfer and convey, unto **RODRIGO MARTINEZ ORTIZ and wife, KELLEY R. MARTINEZ ORTIZ,** as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land, lying and being situated in **DAVIDSON** County, Tennessee, and more particularly bounded and described as follows:

Lying and being situated in Davidson County, Tennessee, being shown on the Tax Books as Map and Parcel Numbers 90-11-33, 8DA26855, and more particularly bounded and described as follows:

Being Lot No. 438 on the Plan of Charlotte Park, Section 6, of record in Book 2900, page 7, Register's Office for said County.

Said Lot No. 438 fronts 74 feet on the West side of Basswood Drive and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Lucille Garner by Deed of William Bruce and wife, Linda Bruce dated and recorded August 28, 1978 at 1:45 P. M. in Book 5330, page 532, Register's Office, Davidson County, Tennessee. At the death of Lucille Madge Garner, passing to Joyce G. Mayberry and William E. Garner by Will as recorded simultaneously in Register's Office, Davidson County, Tennessee.

This conveyance is made subject to those matters of record on the plan of record in Book 2900, page 7; and to restrictions of record in Book 2921, page 412, both in the Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said **RODRIGO MARTINEZ ORTIZ and wife, KELLEY R. MARTINEZ ORTIZ,** their heirs and assigns, forever.

We covenant that we are true and lawfully seized and possessed of said real estate and have a good and perfect right to make this conveyance and that the same is free and unencumbered, except easement for the 2001 property taxes which are to be paid by Grantees.

Davidson County DEEDWARR
Recvd: 03/16/01 14:38 3pgs
Fees:15.00 Taxes:340.40
20010316-0025484

And we agree and bind ourselves to warrant and forever defend the title to said real estate, unto **RODRIGO MARTINEZ ORTIZ and wife, KELLEY R. MARTINEZ ORTIZ,** their heirs and assigns, as against the lawful claims of all persons whomsoever.

ROBERT D. MAYBERRY joins in this conveyance for the purpose of conveying any interest that he may have in the property by virtue of his marriage to **JOYCE G. MAYBERRY.**

JUANITA S. GARNER joins in this conveyance for the purpose of conveying any interest that she may have in the property by virtue of her marriage to **WILLIAM E. GARNER.**

IN TESTIMONY WHEREOF, we have hereunto set our hands and signatures on this 15th day of March 2001.

Joyce G Mayberry
JOYCE G. MAYBERRY

Robert D. Mayberry
ROBERT D. MAYBERRY

William E Garner
WILLIAM E. GARNER

Juanita S Garner
JUANITA S. GARNER

STATE OF TENNESSEE
COUNTY OF HICKMAN

On this 15th day of March 2001, before me appeared **JOYCE G. MAYBERRY and husband, ROBERT D. MAYBERRY** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same their free act and deed.

Letitia Allen
NOTARY PUBLIC

LETITIA ALLEN Notary Public HICKMAN COUNTY, TN

My Commission Expires: 5-22-01

STATE OF TENNESSEE
COUNTY OF HICKMAN

On this 15th day of March 2001, before me appeared **WILLIAM E. GARNER and wife, JUANITA S. GARNER** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same their free act and deed.

Letitia Allen
NOTARY PUBLIC

LETITIA ALLEN Notary Public At Large HICKMAN COUNTY, TN

My Commission Expires: 5-22-01

I, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is **$92,000.00** which amount is greater than the amount which the property would command at a fair and voluntary sale.

Rodrigo Martinez Ortiz
Affiant

Subscribed and sworn to before me on this 15th day of March, 2001.

Letitia Allen
NOTARY PUBLIC

My Commission Expires: 5-22-01

LETITIA ALLEN
Notary Public At Large
HICKMAN COUNTY, TN

PERSON RESPONSIBLE FOR TAXES:
RODRIGO MARTINEZ ORTIZ and wife, KELLEY R. MARTINEZ
421Basswood Drive
Nashville, TN 37209

SEND DEED TO: SAME