Davidson County DEEDWARR
Recvd: 08/17/01 09:31 3pgs
Fees:18.00 Taxes:532.80

20010817-0088985

Box CAW 31

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lesbia E. Martinez and husband Cristobal D. Martinez 715 North Graycroft Avenue Madison, TN 37115	**42-7-38**	**Union Planters Bank P.O. Box 2282 Memphis, TN 38101**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mary Frances Nunally**, a widow, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Lesbia E. Martinez and husband Cristobal D. Martinez** (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 2001 Property Tax, prorated at closing and assumed by Grantee.

2. All matters shown on the Map of Section Two, Morning View Subdivision of record in Book 2133, page 99, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 2276, page 290, said Register's Office.

4. Easement granted Tennessee Natural Gas Lines, Inc. Of record in Book 1939, page 580, Said Register's Office.

This is improved property located known as **715 North Graycroft, Madison, Davisdon County, Tennessee 37115.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 144,000.

Affiant

Subscribed and sworn to before me this 16 day of August, 2001.

Carol A. Wilson

Notary Public

My Commission Expires: 7-24-04

NOTARY PUBLIC ST. LA

742293 v1
073330-002 08/16/01

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of August, 2001.

Mary Frances Nunally

Mary Frances Nunally

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Carol A. Wilson, the undersigned, a Notary Public in and for said County and State, the within named Mary Frances Nunally, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Hendersonville, Tennessee, on this the 16th day of August, 2001.

Carol A. Wilson

Notary Public

My Commission Expires:
7-24-04

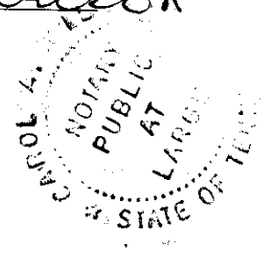


EXHIBIT A

(Legal Description)

BEING Lot No. 44 on the Map of Section Two, Morning View Subdivision as of record in Book 2133, page 99, Register's Office for Davidson County, Tennessee and being described as follows:

BEGINNING at a point in the westerly margin of Graycroft Avenue at the corner of Lots 43 and 44; thence with the line between said lots, westerly 269.33 feet to a point; thence northerly 173 feet to the south margin of Nesbitt Lane; thence with the margin of the same easterly 212.72 feet to the beginning of a curve; thence around said curve southeasterly 29.69 feet to the westerly margin of Graycroft Avenue; thence with the margin of the same southerly 131.4 feet to the point of beginning.

BEING the same property conveyed to Van Daley Nunally and wife, Mary Frances Nunally by deed from James O. Jones and wife, Mary W. Jones of record in Book 2537, page 347, Register's Office for Davidson County, Tennessee. Van Daley Nunally having since died.