Davidson County DEEDWARR
Recvd: 03/12/02 09:54 2pgs
Fees:13.00 Taxes:166.13
20020312-0030722

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Angel Z. Martinez, III & Jennifer Reed Martinez
1224 Dempsey Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 119-05; Parcel Number 352.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ANTONIO L. BURUCA and wife, JENNIFER WILKINS BURUCA,** have bargained and sold and do hereby transfer and convey unto **ANGEL Z. MARTINEZ, III, and wife, JENNIFER REED MARTINEZ**, their heirs and assigns, forever, that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 in Block No. 2 in Cumberland Nurseries Subdivision, said lot No. 1 fronts 52 ½ feet on the west side of Foster Avenue and extends back between parallel lines, 150 feet to an alley in the rear.

BEING the same property conveyed to Antonio L. Buruca and wife, Jennifer Wilkins Buruca, by deed from Tim Kingrey, of record in Book 10479, page 587, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **2621 Foster Avenue, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 5th day of March, 2002.

ANTONIO L. BURUCA

JENNIFER WILKINS BURUCA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Antonio L. Buruca and wife, Jennifer Wilkins Buruca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 5th day of March, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$44,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of March, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

