WARRANTY DEED

JAKE CRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

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 January, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

,,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urbano Hernandez Martinez (NAME)	Bayrock Mortgage Corp. (NAME)	119 - 6
76 Whitsett Ave. (ADDRESS)	11380 South Bridge Parkway (ADDRESS)	365.00
Nashville, Tennessee (CITY) (STATE) (ZIP)	Alpharetta, GA 30022 (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, Gary Nelson and wife, Robbie Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Urbano Hernandez Martinez *A MARRIED MAN

U.H.M. R.M. G.N.

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:

Property located at: 76 Whitsett, Davidson County, Nashville, TN 37210 AND:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Whitsett Subdivison Re-Subdivision of Reserved Parcels "A" and "B", as of record in Plat Book 5190, page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gary Nelson and wife, Robbie Nelson by deed dated 08-26-02, from Virginia Lynn Montgomery, filed for record on 08-28-02, in Instrument No. 200208280104402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia Lynn Montgomery by deed dated 07-24-98, from Joe Campbell Musick and wife, Mary L. Musick, filed for record on 07-30-98, in Book 11043, page 56, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 5190, PAGE 254, SAID REGISTER'S OFFICE, INCLUDING ANY RESTRICTIONS ANCILLARY THERETO.

***AS HIS SOLE AND SEPERATE PROPERTY.**

Davidson County DEEDWARR
Recvd: 02/24/03 08:23 2pgs
Fees:13.00 Taxes:362.60

20030224-0023748

unimproved ( )
This is improved ( ) property, known as 76 Whitsett Ave., Nashville, Tennessee
(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.

Witness our hand s this 31st day of January 2003

Gary Nelson

Robbie Nelson

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 Gary Nelson and wife, Robbie Nelson

the bargainor s, 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 Goodlettsville, Tennessee, this 31st day of January, 2003.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ day of _____, _____.

My commission expires _____

Notary Public

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