WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires OCT. 25, 2003

Davidson County DEEDWARR
Recvd: 05/16/03 15:18 2pgs
Fees:13.00 Taxes:296.00

20030516-0067361

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Martin (NAME)	SAME (NAME)	MAP 051-07
210 Due West Avenue (ADDRESS)	(ADDRESS)	PARCEL 045
Madison, TN 37115 (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, Victoriano C. Calderon, Jr. and wife, Virginia A. Calderon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Martin and wife, Paula S. Martin

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:

Being part of Lot No. 4 on the Plan of Stratton Place, as of record in Book 547, Page 182, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Due West Avenue, as widened, and a 50-foot unnamed road; thence with the easterly margin of said unnamed road, north 2 degrees west 374 feet; thence eastwardly 99 feet, more or less, to the westerly line of the property conveyed to George W. Gann and wife, by deed from Eddie C. Hall and wife, of record in Book 2270, Page 238, Register's Office for Davidson County, Tennessee; thence with said line south 7 degrees 30' east 374 feet to the northerly margin of Due West Avenue, as widened; thence with said Avenue westwardly 113 feet, more or less, to the beginning.

Included in the above description, but expressly EXCLUDED therefrom is the tract of land containing 550 square feet conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in deed of record in Book 4217, page 794, said Register's Office.

BEING the same property conveyed to Victoriana C. Calderon, Jr. and wife, Virginia A. Calderon by Warranty Deed from Claudia P. Scott of record in Book 5532, page 61, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 210 Due West Avenue, Madison, TN 37115
(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 14th day of May, 2003

Victoriano C. Calderon Jr.
Victoriano C. Calderon, Jr.

Virginia A. Calderon
Virginia A. Calderon

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 Victoriano C. Calderon, Jr. and wife, Virginia A. Calderon

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 14th day of May, 2003.

Commission expires My Commission Expires OCT. 25, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a 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, execute 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 _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public