Dav. Co. File Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/03 14:35 2pgs
Fees:13.00 Taxes:1650.94

20030609-0079257

jtc file no. 16204-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 446,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Martin (NAME)	"NEW OWNER" (NAME)	MAP 131-06-F
118 Abbeywood Drive (ADDRESS)	(ADDRESS)	PARCEL 018CO
Nashville, TN 37215 (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, Leon E. Cueto and wife, Mirta Cueto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Martin and wife, Scarlett W. 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:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of burton Hills, Village of Abbeywood, a Planned Unit Development, Tract 21, of record in Book 6900, Page 223, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Leon E. Cueto, by Deed from Jonathan C. Sleik and spouse, Susan M. Sleik, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20000119-0006180.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7146, Page 193, and as amended in Book 9790, Page 987, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Mirta Cueto, spouse of the above named Leon E. Cueto, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

unimproved ( )
This is improved (X) property, known as 118 Abbeywood Drive, Nashville, TN 37215
(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 6th day of June, 2003

Leon E. Cueto

Mirta Cueto

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 Leon E. Cueto and Mirta Cueto

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 NASHVILLE, Tennessee, this 6th day of June, 2003.

Commission expires 4/10/05

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

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, a _____, 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 _____, 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