58B

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23 day of September, 2003.

Notary Public
My Commission Expires: 1/4/04

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

RBM by DOL her atty-in-fact 1518

ADDRESS OF NEW OWNER(S):
Georgina Rodriquez
~~1526~~ Campbell Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
2021 N. Gallatin Road,
Suite 292
Madison, TN 37115

MAP-PARCEL NUMBERS:
024-00-0 044.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUTH B. MARTIN, unmarried** hereinafter referred to as Grantor(s), hereby transfers and conveys to **GEORGINA RODRIQUEZ and husband, JOSE RODRIQUEZ,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and described according to surveys made by Geo. Watkins, Surveyor, dated July 31, 1957, and by Arbo Engineering Co., dated April 3, 1965, as follows:

BEGINNING at a point in the center of Campbell Road, said point being the northwesterly corner of the property conveyed to Bernice L. Martin by deed from Muncie Martin and wife, of record in Book 2695, Page 139, Register's Office for said County; thence leaving said Road North 60 deg. East, passing through a 5-inch sycamore and crossing a drain, 708 feet to an iron pin; thence with a fence, South 12 deg. East 267.4 feet to an iron pin; thence South 60 deg. West, re-crossing said drain, 622.1 feet to a point in the center of said Campbell Road; thence with the center of said Road, North 30 deg. West 249 feet to the point of beginning, containing 3.81 acres, more or less.

BEING the same property conveyed to FRANCIS L. MARTIN and wife, RUTH B. MARTIN by Warranty Deed from FRANCIS L. MARTIN and wife, RUTH B. MARTIN; ELMER DOUGLAS MARTIN and wife, RUTH HEAD MARTIN; and ALVIN B. MARTIN and wife, MARY ELLEN MARTIN of record in Book 5942, Page 210, Register's Office for Davidson County, Tennessee. Francis L. Martin having since died in Davidson County, Tennessee on January 28, 2001.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: 1518 Ruth B. Martin by Robert Cobb her atty-in-fact ~~1526~~ **Campbell Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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.

Davidson County DEEDWARR
Recvd: 09/24/03 15:05 2pgs
Fees:13.00 Taxes:432.90
20030924-0141696

Witness my hand this 23 day of September, 2003. Ruth B. Martin by Debbie Cobb as her atty-in-fact

RUTH B. MARTIN by DEBBIE COBB her attorney-in-fact. The Power of Attorney is of record in Book 11514, Page 592, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ruth B. Martin**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of September, 2003.

Notary Public

My Commission Expires: 1/4/06

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, **Debbie Cobb** being first duly sworn and having executed the above instrument as attorney-in-fact for **Ruth B. Martin**, the principal, pursuant to a durable power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my exercise of such power actual knowledge of the termination of such power by revocation or of the principal's death, disability or incapacity.

WITNESS my hands this 23 day of September, 2003.

Debbie Cobb
DEBBIE COBB

Sworn to and subscribed before me this 23 day of September, 2003.

Notary Public

My Commission Expires: 1/4/06

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN