Davidson County DEEDWARR
Recvd: 03/05/04 08:34 3pgs
Fees:18.00 Taxes:322.64
20040305-0025150

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **February, 2004, by and between WALTER H. CARTER, TRUSTEE UTA DATED** 11-30-87, **hereinafter called Grantor, and FRANCISCO G. MARTINEZ and YOLANDA MARTINEZ, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WALTER H. CARTER, TRUSTEE UTA DATED 11-30-87, **as Grantor, does hereby bargain, sell, transfer and convey unto FRANCISCO G. MARTINEZ and YOLANDA MARTINEZ, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.**

This is improved property known as 245 MANZANO DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

_____
WALTER H. CARTER, TRUSTEE UTA DATED _____
SIGNATURE OF SELLER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, TRUSTEE UTA DATED 11-30-87, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of February, 2004.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

FRANCISCO G. MARTINEZ and YOLANDA MARTINEZ, HUSBAND AND WIFE

245 MANZANO ROAD
MADISON, TENNESSEE 37115

Property Address:

245 MANZANO DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

WALTER H. CARTER, TRUSTEE

Map & Parcel #: MAP 052-04 PARCEL 074

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$87,200.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Yolanda Martinez
Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **February, 2004.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

File#04-7345

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 66 on the Plat of Arrowhead Estates, Section 2, of record in Plat Book 5050, page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 66 fronts 85.0 feet on the northerly margin of Manzano Road and extends back 91.45 feet on the westerly line and 115.94 feet on the easterly line to a line in the rear which is a broken line on which it measures 92.82 feet.

Being the same property conveyed to WALTER H. CARTER, TRUSTEE, by Warranty Deed from CONRAD PERKINS AND CHERYL PUCKETT, of record in BOOK 7413, PAGE 933, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 052-04 PARCEL 074).

2. All matters as set forth on the Plan of record in Plat Book 5050, page 83, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 5286, Page 406, Register's Office for DAVIDSON County, Tennessee.