Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/04 16:22 3pgs
Fees:18.00 Taxes:582.75

20040427-0047817

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,500.00
x Efrain Cruz Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 2004

Laurie A. Beasley
Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

LAURIE A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Efrain Cruz Martinez (NAME)	same (NAME)	MAP 135-14A
1044 Blue Montain Lane (ADDRESS)	(NAME) (ADDRESS)	PARCEL 206
Antioch, TN 37013 (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, Paul Chodniewicz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Efrain Cruz Martinez

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. 206, on the plan of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, page 842, as amended of record by Amendment to Final Plat in Record in Book 10890, page 215 and Book 11114, page 958, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Paul Chodniewicz by deed dated 1/21/03 from Chickering Development Company of record in Instrument No. 20030129-0012184, Register's Office for Davidson County, TN.

Nina Chodniewicz joins in this conveyance to convey any interest she may have.

Subject to restrictions of record in Book 6405, page 169, and Instrument No. 20010504-0046048, said Register's Office.

Subject to all matters shown on the plan of record in Book 8250, page 842; Book 10890, page 215; and Book 11114, page 958, said Register's Office.

Subject to sewer easement of record in Book 11201, page 757 and water line easement of record in Book 11201, page 733, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1044 Blue Mountain Lane, Antioch, TN 37013
(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 my hand this 21st day of April, 2004

Paul Chodniewicz

Nina Chodniewicz

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~TENNESSEE~~ NEW JERSEY
COUNTY OF ~~DAVIDSON~~ Morris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Chodniewicz and Nina Chodniewicz

the bargainor X, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that S he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ New Jersey, ~~Tennessee~~, this 21st day of April 2004.

Commission expires October 29, 2004

Mary Virginia Wright
Notary Public

MARY VIRGINIA WRIGHT NOTARY PUBLIC NEW JERSEY

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

LEGAL DESCRIPTION CONTINUATION

Subject to Articles of Incorporation of Pinnacle Point Homeowners's Association of record in Book 7058, page 234, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.