Davidson County DEEDWARR
Recvd: 05/17/04 09:22 2pgs
Fees:13.00 Taxes:562.40

20040517-0057271

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **May, 2004** by and between **John W. Martin, Jr and wife, Deborah Y. Martin** , herein after referred to as GRANTOR, and **Alberto Solivan and Maria Solivan** , herein after referred to as GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Edge-O-Lake Estate, Section 4 of record in Book 3600, Page 87, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John W. Martin and wife, Deborah Y. Martin by Warranty Deed from Earl R. Morton and wife Debra M. Morton dated August 19, 1988 recorded in Book 7634, page 787, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to Restrictions contained in Book 3836, page 23, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 515 Rural Hill Road, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John W. Martin, Jr
Signature of Seller

Deborah Y. Martin
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **John W. Martin, Jr and wife, Deborah Y. Martin** , the within named bargainors, 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, at office, this **6th** day of **May, 2004.**

Carrie E. Hughes
Notary Public

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

Name and Address of Property Owner:
Alberto Solivan and Maria Solivan
515 Rural Hill Road, Nashville, TN 37217

Send Tax Statements to:
Same
_____, _____

Map and Parcel--150.01-117.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$152,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **May, 2004.**

Mary H. McCloud
Notary Public

MARY H. MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 7-10-07

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-101