03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Kathleen Carey
Affiant

Subscribed and sworn to before me, this 28th day of April, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 05/19/04 08:31 2pgs
Fees:13.00 Taxes:425.50

20040519-0058527

Address of New Owner:	Send Tax Bills to:	Tax Information
Silvia Martinez	Mortgage Lenders Network USA, Inc	134-09-122
3521 Paragon Drive	213 Court Street	
Nashville TN 37211	Middletown, CT 06457	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah J. Young now Tripp, married, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Silvia Martinez and Silvia G. Martinez, hereinafter called the Grantees, their successors 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. 214, on the Plan of Final Plat, Phase Two, Section One, Woodland Hills, of record in Book 7900, Page 408, corrected in Book 10453, Page 839, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen E. Young and wife, Deborah J. Young, by deed from W.L. Bainbridge, Inc., of record in Book 10390, Page 560, Register's Office for Davidson County. Further being the same property conveyed to Victor Hazelwood, Trustee, by Quitclaim Deed from Stephen E. Young and wife, Deborah J. Young, of record in Instrument No. 20010516-0051022, said Register's Office. By same instrument, Victor Hazelwood, Trustee, conveyed the same property to Deborah J. Young. Deborah J. Young and Deborah J. Young Tripp being one in the same person. Deborah J. Young and Stephen E. Young having since divorced.

Scott Tripp, husband of Deborah J. Young Tripp, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3521 Paragon Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantor covenant with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of April, 2004.

Deborah J. Young Tripp

Scott Tripp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah J. Young Tripp and Scott Tripp, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 28th day of April, 2004.

Notary Public

My Commission expires 03/14/05