Davidson County DEEDWARR
Recvd: 06/01/04 08:34 2pgs
Fees:13.00 Taxes:185.00
20040601-0063435

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Mary Theresa Martinez
167 Old Tusculum Road
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 162-06
PARCEL 324.00
95DU-52774

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Josephine Phelps, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mary Theresa Martinez, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 8, on the Plan of BessEstates, Section, of record in Plat Book 5060, Page 160, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Josephine Phelps by Quitclaim Deed from James A. Cartwright of record in Book 7315, Page 690, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to such easements and setback lines of record in Plat Book 5060, Page 160, Register's Office for Davidson County, Tennessee.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2004 have been assumed by Grantee.

This is improved property known as 167 Old Tusculum Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Theresa Martinez, unmarried, her heirs and assigns, forever; and I, Josephine Phelps, 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 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of May, 2004.

Josephine Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Josephine Phelps, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $. 50,000.00

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008