Received Time Jun.17. 12:54PM

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$80,000.00~~

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2004.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/22/04 13:53 2pgs
Fees:13.00 Taxes:296.00
20040622-0073881

Address of New Owner(s) as follows: Francisco Martinez	Send Tax Bills To: Argent Mortgage Company	Map-Parcel Numbers 148-9-133.00
306 Melpar Drive	333 Westchester Avenue, 1st Floor	
Nashville TN 37211	White Plains, NY 10604	

FOR AND IN 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 ACKNOWLEDGE, WE,

Douglas Page

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

Francisco Martinez

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIONS, 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. 83 on the Plan of Section Three Locustwood, of record din Book 2663, page 29, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of Melpar Drive at the corner of Lots Nos 83 and 84; thence with the margin of said Drive, northerly 16.57 feet to a concrete monument; thence continuing with said drive, northerly along a slight curve 21.02 feet to another concrete monument; continuing with said Drive around a curve in a northeasterly direction 74.34 feet to a corner of Lots 82 and 83; thence with the line between said lots northwesterly 226.5 feet; thence southwesterly 176.5 feet to a concrete monument; thence southerly 114.6 feet to the corner of Lots 83 and 84; thence southeastorly with the line berween said lots 272.8 feet to the point of beginning.

Being the same property conveyed to Douglas Page, by Deed from Eugene Page and wife, Elva S Page, dated 10/16/1989, of record in Book 7966, page 522, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **306 Melpar 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unincumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 17th day of June, 2004.

* _____
Douglas Page

06/17/2004 11:07 6158837543 ALL STAR TITLE PAGE 04/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Douglas Page**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **June, 2004**.

Donna Etheridge

Notary Public

DONNA ETHERIDGE
MY COMMISSION EXPIRES
June 2, 2005

My Commission Expires: 6-2-5