WARRANTY DEED

McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 08/04/04 08:25 2 pgs
Fees:13.00 Taxes:395.90
20040804-0093163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/20/05
(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOVEMBER 20, 2005 DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benito Martinez	New Owner	42-4-7
(NAME)	(NAME)	
1010 Prim Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Tina Martin Mangrum, unmarried, Stella Marie Wilyard, married, Sherry Edwards, unmarried, Nicole Mangrum, unmarried, Bessie Hogue, unmarried, by Donna Nicholson as Attorney-in-fact, Wallace Freeman, married, Louise Curtis, unmarried, Sharlon Freeman, unmarried, Terry Mangrum, married, Mike Mangrum, unmarried, Michael Wilyard, unmarried, Guardian for Minor Steven Wilyard Sharlon Freeman, unmarried, Executrix for Estate of Olis L. Freeman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benito Martinez and wife, Ruth 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(s) 79, as shown on the map entitled Primrose Acres Subdivision, of record in Plat Book 2663, page(s) 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert J. Rayburn and wife, Lanee F. Rayburn of record in Book 4377, page 567, Register's Office for Davidson County, Tennessee, the said Robert J. Rayburn having predeceased Lanee F. Rayburn and the said Lanee F. Rayburn having since died. The will of Lanee F. Rayburn filed with the Davidson County Probate Court Clerk's Office in Probate Docket #03P-1581 devised the subject property to Tina Marie Mangrum, Stella Marie Wilyard, Sherry Edwards, Nicole Mangrum, Belle Freeman, Bessie Hogue, Howard Rayburn, Ottis Freeman, Wallace Freeman and Louise Curtis.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

unimproved ☐

This is improved ☒ property, known as 1010 Prim Drive, Madison, TN 37115
(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.

Tina Marie Mangrum — Stella Marie Wilyard

TINA MARIE MANGRUM — STELLA MARIE WILYARD

Sherry Edwards — Nicole Mangrum

SHERRY EDWARDS — NICOLE MANGRUM

Wallace Freeman — Louise Curtis by Donald Eugene Edwards atty-in-fact

WALLACE FREEMAN — LOUISE CURTIS

Sharlon Freeman — Terry Mangrum

SHARLON FREEMAN — TERRY MANGRUM

Mike Mangrum — Bessie Hogue

MIKE MANGRUM — BESSIE HOGUE ~~BY DONNA NICHOLSON AS ATTY IN FACT~~

Michael Wilyard Guardian for Stephen Wilyard

MICHAEL WILYARD, GUARDIAN FOR STEVEN WILYARD

ESTATE OF OTIS L. FREEMAN

Sharlon Freeman Exx

BY: SHARLON FREEMAN, EXECUTRIX

Witness our hands this 9th day of July, 2004.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **TINA MARIE MANGRUM, STELLA MARIE WILYARD, SHERRY EDWARDS, NICOLE MANGRUM, ~~LOUISE CURTIS~~, BESSIE HOGUE SHARLON FREEMAN, TERRY MANGRUM, MIKE MANGRUM, WALLACE FREEMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

This 9th day of July, 2004.

Notary Public — My Commission Expires: 11/26/05

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

State of Tennessee)
County of Davidson_)

On this 9th day of July, 2004, before me personally appeared **DONALD EUGENE EDWARDS** (~~XXXXXXXXXX~~), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of (~~XXXXXXXX~~), and who acknowledged that she executed the same as the free act and deed of (~~XXXXXXXX~~).

***LOUISE CURTIS**

This 9th day of July, 2004.

Notary Public — My Commission Expires: 11/26/05

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

State of Tennessee)
County of Davidson_)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Michael Wilyard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Guardian for the Minor of STEVEN WILYARD**, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **the Minor STEVEN WILYARD, per Order recorded in Instrument No.** * 20040730-0091428 **, Register's Office for Davidson County, Tennnessee**.

This 9th day of July, 2004.

Notary Public — My Commission Expires: 11/26/05

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

State of Tennessee)
County of Davidson_)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Sharlon Freeman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix for the ESTATE OF OTIS L. FREEMAN**, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **ESTATE OF OTIS L. FREEMAN.**

This 9th day of July, 2004.

Notary Public — My Commission Expires: 11/26/05

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 2004.

Commission expires:

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Notary Public