PREPARED BY (AND RETURN TO):

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W & I Ref: _____ Title No: 45866

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/02/04 14:48 2pgs
Fees:13.00 Taxes:460.65
20040902-0106506

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jose D. Martinez Majano Floricelda M. Martinez Majano 443 Tampa Drive Nashville, Tennessee	SAME

TAX MAP-PARCEL NUMBERS: 133-12-076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Norasing Sanakeoand spouse, Thongesamone Sanakeo and Vannasing Sanakeo**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jose D. Martinez Majano and ~~spouse~~** unmarried, **Floricelda M. Martinez Majano** unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Windsor Park of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 79.11 feet on the curving southwesterly margin of Tampa Drive and extends back 154.51 feet on the southerly line and 130.94 feet on the northwesterly line to a dead line in the rear, measuring 60.43 feet thereon.

Being the same property conveyed in title to the land hereinafter described is vested in Norasing and Thongesamone Sanakeo, husband and wife, and Vannasing Sanakeo, unmarried by deed from Federal National Mortgage Association of record in Book 7327, page 429, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 64, said Register's Office, which Plan shows a 30 foot minimum building setback line from Tampa Drive and a 30 foot easement for public utility purposes along the rear line(s).

And easement for sanitary sewer line of record in Book 3312, page 560, said Register's Office.

This is improved property, known as: 443 Tampa Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of August, 2004 .

Norasing Sanakeo

Thongesamone Sanakeo

Vannasing Sanakeo

State of TENNESSEE
County of WILLIAMSON

On this 27th day of August, 2004 , before me the undersigned authority, personally appeared **Norasing Sanakeo, Thongesamone Sanakeo** and **Vannasing Sanakeo**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

JUDITH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 29, 2005

My Commission Expires: _____

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $124,500.00

Affiant

Sworn and subscribed before me this 27th day of August, 2004

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires MAR. 27, 2005

My Commission Expires: 3/27/05

Notary Public