Davidson County DEEDWARR
Recvd: 10/28/04 12:35 2pgs
Fees:13.00 Taxes:452.88

20041028-0129751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,400.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2004.

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

My Commission Expires: 12/15/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 Perimeter Park Drive
Suite 114
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jose R. Martinez
277 Townes Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162-05-0-180.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vernon W. Garrison and wife, Donna M. Garrison** hereinafter referred to as Grantors, hereby transfers and conveys to **Jose R. Martinez and wife, Mayra E. Martinez**, hereinafter referred to as 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 No. 118 on the Plan of Fair Oaks, Section Two, of record in Plat Book 4460, Page 52 & 53, said Register's Office, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Vernon W. Garrison and wife, Donna M. Garrison, by Warranty Deed, from Robert B. Brown, unmarried, of record in Book 9587, Page 95, Register's Office for Davidson County, Tennessee, dated January 31, 1995

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 52 & 53, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 4556, Page 718, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 4556, Page 718, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 277 Townes 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 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 **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 25th day of May, 2004.

Vernon W. Garrison

Donna M. Garrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon W. Garrison and Donna M. Garrison, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2004.

My Commission Expires: 12/15/07

HOLLY M. PHILLIPS
Notary Public
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

563-HH