Davidson County DEEDWARR
Recvd: 12/22/04 13:48 2pgs
Fees:13.00 Taxes:344.10

20041222-0152298

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

17th DAY OF December, 2004

Notary Public

MY COMMISSION EXPIRES _____

File No. G4-2974D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Raymundo Lopez, a married man
(NAME)

122 Sarver Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

Countrywide Home Loans, Inc.
(NAME)

4500 Park Granada
(STREET ADDRESS)

Calabasas, CA 91302-1613
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
43-1-121

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 ACKNOWLEDGED, WE, **John William Martin, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymundo Lopez, a married man**, 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 a part of Lots A & B on the corrected map of the W.P. Ready Subdivision of the E.H. Thornton tract of land, as of record in Book 332, page 110, Register's Office for said County, and more particularly described as follows:

Beginning at an iron pin in the southerly margin of Sarver Avenue, formerly Madison Avenue, 360 feet from the southeast corner of Pierce Avenue and Sarver Avenue; thence south 1 degrees east for a distance of 200 feet; thence north 89 degrees east for a distance of 20 feet; thence north 1 degree west for a distance of 25 feet; thence north 89 degrees east for a distance of 40 feet; thence north 1 degree west for a distance of 175 feet; thence south 89 degrees west for a distance of 60 feet along the southerly margin of Sarver Avenue, to the point of beginning.

Being the same property conveyed to John William Martin and Wilbertine Martin, husband and wife, by Deed of Record in Book 4282, Page 88, Register's Office for Davidson County, Tennessee.
Wilbertine Martin having since died, vesting sole ownership in John William Martin as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 122 Sarver Avenue, Madison, TN 37115.

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. Whenever 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 December, 2004.

John William Martin

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 John William Martin, a single manthe bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of December, 2004.

Commission expires 9/3/07

Notary Public

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE D. TODD SHOLAR

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named_____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission Expires:_____ _____

Notary Public

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282