Box 13
9460

Davidson County DEEDWARR
Recvd: 03/18/05 15:45 2 pgs
Fees:13.00 Taxes:370.00

20050318-0030153

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 14th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

G-AFG-05-117

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faustino Martinez	Volunteer Trust Mortgage Co. (NAME)	
117 Tusculum Road (ADDRESS)	301 S. Perimeter Park Dr #125 (ADDRESS)	162-7-163
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN. 37211 (CITY) (STATE) (ZIP)	162-7-186

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STACY M. BURCH AND WADE BURCH AND DOROTHY J. GREEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FAUSTINO MARTINEZ, *MARRIED hereinafter called the Grantee(s), their heirs and assigns, that 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. 1-A on the Plan of Section Seven, Antioch Park, of record in Plan Book 5200, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Also land in Davidson County, Tennessee being Reserve Parcel A on the Plan of Whittemore Valley, Section 1 of reciord in Plan Book 6250, Page 39 said Register's Offcie, to which plan reference is hereby made for a more complete description thereof.

Being the same propetry conveyed to Stacie M. Burch and husband, Wade Burch and Dorothy J. Green, by deed from Jogn W. Dickey and wife, Cynthia S. Dickey, executed on Septemeber 29, 1994 and filed for record on October 3, 1994 in Book 9481, Page 800, Register's Office for Davidson County, Tennessee.

This connveyance is subject to any and all easements and restrictins as shown of record.

unimproved ( )
This is improved (X) property, known as 117 Tusculum Road, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of March, 2005.

Stacie M. Burch
Stacy M. Burch

Wade Burch
Wade Burch

Dorothy J. Green
Dorothy J. Green

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy M. Burch and Wade Burch, and Dorothy J. Green, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 14th day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903