Box 13
9544

Davidson County DEEDWARR
Recvd: 03/18/05 15:52 2 pgs
Fees:13.00 Taxes:436.60
20050318-0030159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2005.

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jesus O. Martinez	Volunteer Trust Mortgage Corp.	Map 148
229 Willow Lane	301 South Perimeter Park Dr., Ste. 125	Group 5
Nashville, TN 37211	Nashville, TN 37211	Parcel 63

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

Doyle R. Smith and wife, Lucille Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jesus O. Martinez married
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:

BEING Lot No. 42 on the Plan of Hillbrook, Section II, of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee.

Said lot fronts 72 feet on the southerly side of Willow Lane and runs back 267.4 feet on the westerly line and 218.8 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 113 feet.

Being the same property conveyed to Doyle R. Smith and wife, Lucille Smith, by deed from Joe S. Meeks and wife, Joan Meeks, of record in Book 4436, page 721, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3277, Page 482 and Book 3286, Page 375, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 12, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 229 Willow Lane, 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 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.

Witness our hands this 15th day of March, 2005.

Doyle R. Smith

Lucille Smith

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 Doyle R. Smith and wife, Lucille Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2005.

My Commission Expires: 2-24-09

Connie Hooper
Notary Public

