PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43929**

Davidson County DEEDWARR
Recvd: 06/08/05 13:57 2 pgs
Fees:13.00 Taxes:783.66
20050608-0065638

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$211,800.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **6TH DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOE ANDRES MARTINEZ **400 Moss Creek Court** **Nashville, TN 37221**	SunTrust Mortgage 201 Fourth Ave North, Nashville, TN 37219	**142-7-B-1** **9D 80868**

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, BLAKE T. POWELL and wife, KIMBERLY S. POWELL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE ANDRES MARTINEZ and MARIA PAULA RAMPULLA**

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 Lot No. 1 on the Revised Final Plat of Lots 1 and 2, Revised, Moss Creek Plantation, a Planned Unit Development, of record in Book 9700, Page 136, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Blake T. Powell and wife, Kimberly S. Powell by deed from Charles Gerald Pruitt and wife, Brenda Shackleford Pruitt, of record in Instrument Number 20020827-0103576, Register's Office for Davidson County, Tennessee.

Powers of Attorney recorded as Instrument Numbers 20050608-0065637, 20050608-0065636 **, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved (X) property known as 400 Moss Creek Court, Nashville, Tennessee 37221

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 6th day of June, 2005

Blake T. Powell by Tim Villager, Attorney in Fact
BLAKE T. POWELL by Tim Villager, Attorney-in-Fact

Kimberly S. Powell by Tim Villager, Attorney in Fact
KIMBERLY S. POWELL by Tim Villager, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6th day of June, 2005, before me personally appeared TIM VILLAGER, to me known to be the person who executed the foregoing instrument in behalf of BLAKE T. POWELL and wife, KIMBERLY S. POWELL, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said BLAKE T. POWELL and wife, KIMBERLY S. POWELL, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006