THIS INSTRUMENT PREPARED SOLELY ON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $48,500.00.

Affiant

Subscribed and sworn before me this the 1st day of July, 2005.

Notary Public
My commission expires: 11-25-07

Davidson County DEEDWARR
Recvd: 07/11/05 15:40 2 pgs
Fees:13.00 Taxes:179.45
20050711-0080064

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jose Luis Martinez 4209 Edwards Avenue Nashville, TN 37216	New Owner	061-06-0 083.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jamie Bates, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose Luis Martinez, unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 2 on the Resubdivision of Lots 128 and 129, Maplewood Heights Subdivision, as of record in Plat Book 6200, Page 594, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 75 feet on the westerly side of Edwards Avenue and runs back 300 feet between parallel lines to a dead line.

Being the same property conveyed to Jamie Bates, an unmarried woman, by Warranty Deed from Jack Davis, Jr., an unmarried man, of record in Instrument No. 20020916-0112868, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 4209 Edwards Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of July, 2005.

Jamie Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jamie Bates, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2005.

My commission expires: 11-25-07

Notary Public

