Davidson County DEEDWARR
Recvd: 08/03/05 10:00 2 pgs
Fees:13.00 Taxes:303.40
20050803-0090833

DEED

THIS DEED OF CONVEYANCE made and entered into on this July 6th, 2005, by and between **JESSAMYN MARTINEZ-SEPULVEDA, unmarried,** hereinafter known and referred to as **GRANTOR**, and **MIRIAM R. LOPEZ-VELEZ, whose tax mailing address is** 3013 CHELSEA WAY, ANTIOCH, TN 37013, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents alien, and convey, unto the Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 83-A on the Plan of Chelsea of Priest Lake, Section 2-B, Zone Lot Division of Lots 83, 84, 89, 90, 94 and 101, recorded in Plat Book 6250, page 449, and amended in Book 6250, page 766, of the Davidson County, Register of Deeds Office, reference to which is hereby made for a more particular description.

BEING the same property as conveyed to Jessamyn Martinez Sepulveda by Deed recorded 08/09/01 as Instrument #200108090085782.

Parcel/Tax I.D. #: 150-03-0 254.00

Commonly known as: 3013 Chelsea Way, Antioch, TN 37013

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantor hereby releases all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantor herein, all on this the day and year first above written.

Jessamyn Martinez Sepulveda
JESSAMYN MARTINEZ-SEPULVEDA
GRANTOR

STATE OF ~~TENNESSEE~~ Virginia)
)
Prince George COUNTY)

The undersigned, a Notary, does certify that on this July 6, 2005, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **JESSAMYN MARTINEZ-SEPULVEDA**.

KIMBERLY E. STRUBEL
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

Kimberly E. Strubel
Notary Public

My Commission Expires: My Commission Expires January 31, 2007

CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $82,000.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $82,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jessamyn Martinez-Sepulveda
JESSAMYN MARTINEZ-SEPULVEDA
GRANTOR

STATE OF ~~TENNESSEE~~ Virginia)
)
Prince George COUNTY)

The undersigned, a Notary Public, does certify that on this July 6, 2005, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **JESSAMYN MARTINEZ-SEPULVEDA**.

KIMBERLY E. STRUBEL
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

Kimberly E. Strubel
Notary Public

My Commission Expires: My Commission Expires January 31, 2007

Grantees' Address and Address All Tax Bills Are to Be Sent To:
MIRIAM R LOPEZ-VELEZ
3013 CHELSEA WAY
ANTIOCH, TN 37013

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
2039 REGENCY RD. #6
LEXINGTON, KY 40503