**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21823S

Davidson County DEEDWARR
Recvd: 10/04/05 09:52 2 pgs
Fees:13.00 Taxes:299.70
20051004-0119028

**MAP/GROUP/PARCEL:** 105-10/A40.1

**NEW OWNER'S NAME AND ADDRESS:**
GERALD ANDRADY & ALAN HUFFMAN
915 9th Avenue North
Nashville, TN 37208

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JEFF MARTINEZ, a married man, hereinafter called Grantor, does hereby transfer and convey unto, GERALD ANDRADY, AN UNMARRIED MAN and ALAN HUFFMAN, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH NO RIGHT OF SURVIVORSHIP, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee being Unit D-4, on the Plan of BeechTree Condominiums, shown as Exhbit "E" to the Master Deed of record in Book 11174, Page 284, amended in Book 11680, Page 193, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> The subject property is improved property known as 2020 BEECH AVENUE D-4, NASHVILLE, TN 37204.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20020410-0044056, Register's Office for DAVIDSON County, Tennessee.
>
> Subject property has never been the primary residence of the spouse of Jeff Martinez.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JEFF MARTINEZ

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

PERSONALLY appeared before me, the undersigned authority, JEFF MARTINEZ, a married man, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 28th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater for this transfer is $81,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006