STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 22nd day of

December 2005

My Commission expires: 11/14/09

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 14:23 2 pgs
Fees:13.00 Taxes:203.50

20051227-0154146

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY 961 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: Ignacio Martinez (Name)	SEND TAX BILLS TO: same (Name)
153 Tedder Blvd. (Street Address)	(Street Address)
Smyrna, TN 37167 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO.	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Nancy A. Kelly, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ignacio P. Martinez

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, beginning at a point in the easterly margin of Dickerson Pike or North First Street extended, 417.6 feet southerly from the southern margin of Childers Avenue ; and running thence southerly along the easterly side of Dickerson Pike 50 feet; thence easterly 161 feet to a point; thence northerly 50 feet to a point; thence westerly 159 feet to the beginning.

Being the same property conveyed to NANCY A. KELLY, AN UNMARRIED WOMAN, by deed from SARAH JOHNSON, A MARRIED WOMAN, of record as Instrument No. 20030128-0011315, dated January 17, 2003, said Register's Office.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1001 Dickerson Pike, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 my hand this 22nd day of December 2005

NANCY A. KELLY, UNMARRIED

State of Tennessee
County of Davidson

On this 22nd day of December, 2005, before me personally appeared Nancy A. Kelly, Unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

11-14-09

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public