03

Realty Title 48-A

This instrument prepared by
Stewart Title Guaranty Company
1980 Post Oak Blvd
Houston, TX 7056

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $ 22,000.00

Affiant

Subscribed and sworn to before me this 27th day of December, 2005. dh Notary

Notary Public

My Commission Expires: 2/22/2009

Davidson County DEEDWARR
Recvd: 01/06/06 14:46 3 pgs
Fees:18.00 Taxes:817.70
20060106-0002460

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Address New Owner	Send Tax Bills to:	Map & Parcel
PETER MARTINEZ 7440 KREITNER DRIVE NASHVILLE, TN 37221	UNITED FINANCIAL MORTGAGE CORP. 815 COMMERCE DRIVE, 3100 OAKBROOK, IL 60523	155 08 0E 070.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, N.P. Dodge, Jr., Grantor, as trustee under the trust agreement dated the 14th day of October, 1985 and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr., herein called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto PETER MARTINEZ AND KATIE SWERTFAGER, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
Stormwater Detention Agreement of record in Book 11509, Page 615, said Register's Office
Subject to easements, restrictions, covenants, agreements and mineral exceptions, if any, of for said record. Declaration of Protective Covenants for Bellevue Highlands Subdivision county.
and By-Laws appended thereto, of record in Book 11592, Page 670, Registers Office for
This is improved property known as 7440 KREITNER DRIVE NASHVILLE, TENNESSEE said county.
37221.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 27th day of December, 2005

N. P. DODGE, JR., TRUSTEE

By: N.P. Dodge, Jr.
N.P. Dodge, Jr., Trustee

STATE OF Nebraska
COUNTY OF Douglas

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared N.P. DODGE, JR., TRUSTEE with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustee of Trust Agreement of the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of N. P. DODGE, JR., as Trustee.

Witness my hand and seal, at office in Omaha, this 1 day of Dec, 2005

Charis Korpela
Notary Public

GENERAL NOTARY - State of Nebraska
CHARIS R. KORPELA
My Comm. Exp. July 7, 2009

My Commission Expires: 7/7/09

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of Resubdivision Bellevue Highlands, Phase 2, a Planned Unit Development, of record as Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO N.P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985 AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC. A NEBRASKA CORPORATION AND N. P. DODGE, JR. OF RECORD IN INSTRUMENT NO. 20060106-0002459, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.