WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/06 14:13 2 pgs
Fees:13.00 Taxes:351.50

20060215-0018484

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/30/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Manuel Martinez, et ux	Mi Casa of America	147.08-198.00
(NAME)	(NAME)	
4337 Hopewood Drive	1011 Cherry Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy E. Allen, Jr. and wife, Melissa W. Allen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis Manuel Martinez and wife, Olga L. Salazar Ocampo, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 23, Beverly Heights, Section 4, Revision to Lots 19 thru 24, as shown on plat of record in Plat Book 5190, page 471, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jimmy E. Allen, Jr., a married man, by deed from Christopher Gibson and Yoland Gibson, a married couple, dated August 23, 2005, and recorded September 2, 2005, of record in Instrument No. 20050902-0105424, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 4337 Hopewood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 is 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 our hands this 10th day of February, 2006.

Jimmy E. Allen, Jr.

Melissa W. Allen

STATE OF TN)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jimmy E. Allen, Jr. and wife, Melissa W. Allen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 10 day of February, 2006.

Mayra Mercado
NOTARY PUBLIC

My Commission Expires: _____

