Davidson County DEEDWARR
Recvd: 03/01/06 13:56 2 pgs
Fees:13.00 Taxes:436.23

20060301-0023675

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $117,900.00

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Sworn to and subscribed before me this 27th day of February, 2006.

Affiant

Notary Public

Address of New Owner:

R. Matthew Toth
428 Cedarview Drive
Nashville, TN 37211

Send Tax Bills to:

Bank of America
P.O. Box 9000
Getzville, NY 14068-9000

Map-Parcel Numbers:

162-13-135.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Danny Martinez and wife, Kristina Martinez,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **R. Matthew Toth**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Plan of Section One, Dreamland Estates Southeast, as shown by plat appearing of record in Plat Book 5200, Pages 646 and 647, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Danny S. Martinez and Kristina L. Johnson, both unmarried by Warranty Deed from James R. Quinn and wife, Leola Hill-Quinn dated August

16, 2002 of record in Instrument No. 20020820-0100486, Register's Office for Davidson County, Tennessee. Kristina L. Johnson is now known as Kristina L. Martinez.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book 5200, Pages 646 and 647, Register's Office for Davidson County, Tennessee.

This is improved property known as **428 Cedarview Drive, Nashville, TN 37211**.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of February, 2006

Danny Martinez

Kristina Martinez

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Danny Martinez and Kristina Martinez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2006.

Notary Public

(SEAL)

MICHELLE RYMERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 30, 2010