WARRANTY DEED

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: JAN 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$110,000.00**

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Antonio Guardado	**SAME**	**06106007500**
4107 Hutson Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rigoberto M. Martinez and wife, Reyna E. Martinez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Antonio Guardado, unmarried

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 No. 203 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rigoberto M. Martinez and wife, Reyna E. Martinez by deed from Vicki H. Brogdon, unmarried dated 8/11/95 and recorded 8/18/95 in Book 9767, page 128, Register's Office for Davidson County, Tennessee.

Subject to Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 547, page 104, Register's Office for said County.

Subject to Agreement for Dedication of Easement and Sanitary Sewers and/or Storm Drainage in Book 4735, page 794, Register's Office for said County.

This is improved (__x__) Unimproved (____) property, known as **4107 Hutson Ave, Nashville, TN 37216**

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 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 convenant 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/our hand(s) this **14th** day of **March, 2006.**

Davidson County DEEDWARR
Recvd: 03/23/06 12:33 2 pgs
Fees:13.00 Taxes:407.00

20060323-0033358

Rigoberto M. Martinez

Reyna E. Martinez by Rigoberto M. Martinez

Reyna E. Martinez
by Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Rigoberto M. Martinez,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **March, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
JAN 12, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named RIGOBERTO M. MARTINEZ as Power of Attorney for REYNA E. MARTINEZ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the with instrument for the purposes therein, contained and who further acknowledged that RIGOBERTO M. MARTINEZ is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this **14th** day of **March, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
JAN 12, 2010

[illegible]
120 Donelson Pike, Ste 201
Nashville TN 37214
(615) 883-7[illegible]