THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02858

Davidson County DEEDWARR
Recvd: 04/17/06 11:50 2 pgs
Fees:13.00 Taxes:292.30

20060417-0043227

Property Address:
1215 Stainback Ave., Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kenneth Meale**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Martin Espinosa, and Renita Weems Espinosa, as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 43 on the Map of Sharpe and Horn's First Addition to North East Nashville, of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Bonnie Meale, dated July 8, 2004, and recorded July 21, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200407210087433.

Kenneth Meale has since married. Bonnie Meale, wife of Grantor, hereby joins in this conveyance for the purpose of conveying any marital interest if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 27th day of March, 2006.

Kenneth Meale by Laura Shoun atty-in-fact
Kenneth Meale by Laura Shoun, His Attorney-in-Fact

Bonnie Meale by Laura Shoun atty-in-fact
Bonnie Meale by Laura Shoun, Her Attorney-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 27th of March 2006 before me, the undersigned personally appeared Laura Shoun, whom I am personally acquainted, (or proved to me on a basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of Kenneth Meale and Bonnie Meale and is authorized by them and does hereby acknowledge the execution of this instrument on their behalf.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Notary Public

My Commission expires: 1-27-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $79,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Martin L. Espinosa
Affiant

Sworn to and subscribed before me this the 27th of March, 2006.

Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
Martin Espinosa and Renita Weems Espinosa
1215 Stainback Avenue
Nashville, TN 37206

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Person Or Entity Responsible For Payment Of Taxes:
Martin Espinosa and Renita Weems Espinosa
1215 Stainback Ave.
Nashville, TN. 37207

Tax Parcel ID#: 071-15-0-450.00