Davidson County DEEDWARR
Recvd: 04/20/06 10:38 2 pgs
Fees:13.00 Taxes:551.30

20060420-0045323

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2006

Notary Public
My commission expires: 1-27-07

02-0604-44746

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Francisco Medina-Martinez	Market Street Mortgage	150-10-111
3284 Luann Drive	213 Overlook Circle, Ste. A-4	
Antioch TN 37013	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steve A. Clifton, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Francisco Medina-Martinez and wife, Gina Y. Medina, hereinafter called the Grantees, their successors 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. 3, on the Plan of Section One, Roundwood Forest, of record in Book 6200, Page 221, as corrected by Surveyor's Certificate of Correction of record in Book 6667, Page 900, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve A. Clifton by deed from S. Courtney Damron, now Bradley, dated April 19, 2001, of record in Instrument No. 20010426-0042149, Register's Office for Davidson County, Tennessee. Grantor herein makes oath that the property described herein is neither his principal residence nor the principal residence of his spouse and/or dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3284 Luann Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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 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.

FILE BOX #5

WITNESS my hand this 18th day of April, 2006.

Steve A. Clifton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve A. Clifton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of April, 2006.

State of Tennessee at Large

My Commission expires 9/8/09



FILE BOX 45