Davidson County DEEDWARR
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Fees:13.00 Taxes:203.50
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WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Yaneida Ledee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Yaneida Ledee	Mortgage Investors Group	Map 162
541 Cedar Drive	8320 E. Walker Springs Ln.	Group 9-0-C
Nashville, TN 37211	Knoxville, TN 37923	Parcel 541 CO

FOR AND IN 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

Milca S. Martinez and husband, Xavier Guzman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Yaneida Ledee, 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:

BEING Lot 42, Unit B, on the Plan of Cedarwood Condominiums, Revised No. 2, Lots 15 thru 44, Section Six, Cedarwood Estates, a horizontal property regime, established by a Master Deed of record in Book 5707, Page 121; and amended in Book 5720, Page 912, and Book 5776, Page 741, and reference is also made to the plat of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Milca S. Martinez by deed from Cami M. Pace of record in Book 11494, Page 869, said Register's Office, dated May 24, 1999.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5707, Page 121; Book 5720, Page 912; Book 5776, Page 741; Book 5707, Page 167; and Book 6032, Page 235, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5707, Page 121 and amended in Book 5720, Page 912 and book 5776, Page 741, said Register's Office.

The said Xavier Guzman joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 541 Cedar Drive, Nashville, TN 37211

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 24th day of May, 2006.

Milca S. Martinez

Xavier Guzman

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milca S. Martinez and Xavier Guzman, 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 and official seal at Nashville, Tennessee this 24th day of May, 2006.

My Commission Expires: 1-27-07

Notary Public

