Davidson County DEEDWARR
Recvd: 05/30/06 12:11 2 pgs
Fees:13.00 Taxes:511.41

20060530-0063050

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#394

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Maria Martinez	First Franklin	Map 162-6-
133 Ocala Drive	320 Seven Springs Way, Ste. 200	Parcel 366
Antioch, TN 37013	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jonathan Burch and wife, Melinda Burch,** (The "Grantors") has bargained and sold, and by these presents does transfer and convey unto **Maria Martinez, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Bess Estates, Section One, of record in Book 4460, page 154, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Burch and wife, Melinda Burch by warranty deed dated March 10th, 2000 from Lester Winningham, Jr., unmarried of record in Instrument No. 200003130025452, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 4753, page 30 and in Book 4679, page 64, said Register's Office.**
3. **All matters appearing of record in Plat Book 4460, page 154, said Register's Office.**

This is improved property commonly known as **133 Ocala Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $138,220.00.

Maria Martinez
Affiant

Subscribed and sworn to before me this 23rd **day of May, 2006**

Judy Painter-Rose
Notary public

My Commission Expires MAR. 31, 2007
My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of **May, 2006**.

Jonathan Burch
JONATHAN BURCH

Melinda Burch
MELINDA BURCH

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Burch and Melinda Burch**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 23rd day of **May, 2006**.

Judy Painter-Rose
Notary Public

My Commission Expires MAR. 31, 2007
My Commission Expires: _____