Davidson County DEEDWARR
Recvd: 06/07/06 11:47 2 pgs
Fees:13.00 Taxes:714.10

20060607-0067555

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Carrie Tesler
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Julio Martinez
5325 Old Village Rd.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-10-0B-125.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gregory C Barbour, a married person hereinafter referred to as Grantors, hereby transfers and conveys to Julio Martinez, unmarried, hereinafter referred to as 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. 124 on the Plan of Villages of Brentwood, Phase Ten-A, of record in book 7900, page 313, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory C. Babour, a married person, by warranty deed from Stephen M. Lentchner and wife, Elizabeth Lentchner. Of record in book 11473, Page 229, Register's Office for Davidson County, Tennessee, dated April 30, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 313, Book 8542, Page 973, Register's Office of said County.

Restrictions of record in Book 6143, page 11 and book 8507, Page 831, said Register's Office.

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Charter of record in Book 615, Page 352, said Register's Office.

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.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5325 Old Village Rd., 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 25th day of May, 2006.

Gregory C. Barbour by Nancy L. King as Attorney in Fact

Gregory C Barbour
By: Nancy L. King, Attorney-in-Fact

Pamela Barbour by Nancy L. King as Attorney in Fact

Pamela Barbour
By: Nancy L. King, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Nancy L. King, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, the **Attorney-in-Fact** of Gregory C. Barbour and Pamela Barbour, and is authorized by them to execute this instrument as their free act and deed on this 25th day of May, 2006.

My Commission Expires:. 11/8/08

, Notary Public.

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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