RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/14/06 11:37 2 pgs
Fees:13.00 Taxes:625.30
20060614-0070958

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2006.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

NOTARY PUBLIC
My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMON MARTINEZ et ux 2118 Freeman Lane Madison, Tennessee 37115	Same as new owner	MAP 53-09 GROUP B PARCEL 124.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY NINE THOUSAND AND NO/100 ($169,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CHERI B. ADAMS, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **RAMON MARTINEZ and GILDA CORONADO, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 175, Cumberland Station at Wilson Camp, Section Six, as of record in Instrument No. 20041027-0129152, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cheri B. Adams, by Deed from Randall Phillips Homes, LLC dated 5/31/05 of record in Instrument Number 20050706-0077164, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20041027-0129152; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2188 Freeman Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 6th day of June, 2006.

Cheri B Adams
CHERI B. ADAMS

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, a Notary Public, CHERI B. ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of June, 2006.

Kevin R Fitzpatrick
Notary Public

My commission expires: 23 JAN 08

KEVIN R. FITZPATRICK, MSG
Military Notary
Army Reserve Medical Command
Staff Judge Advocate Office
Sr. Paralegal