Send Tax Statements To:
Same

Name and Address of New Owners:
Felipe Torres
353 Wimpole Dr.
Nashville, TN 37211

This Instrument Prepared By:
TRI-STAR TITLE CO., LLC
701 North Walnut Street
Murfreesboro, TN 37130

From Information Furnished By
The Parties

Map119-03
Group O
Parcel 095.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, **RICHARD D. MARTIN and wife, MALLORY A. MARTIN,** have this day bargained and sold and do hereby transfer and convey unto **FELIPE TORRES,** his heirs and assigns, forever, that certain parcel of real estate located in the Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 111 on the plan of Glencliff Estates, Section 5, of record in Book 2133, page 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Richard D. Martin and wife, Mallory A. Martin, by deed from Connie Reguli, executed on November 21, 2002, of record in Instrument Number 20021127-0147527, of said Register's Office.

This property is subject to an agreed order to Metro for easement of record in Instrument Number 20021211-0152925, of said Register's Office. This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforesaid described tract of land.

This is improved property known as: 353 Wimpole Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **FELIPE TORRES,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes, which taxes have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 06/30/06 13:35 2 pgs
Fees:13.00 Taxes:651.20
20060630-0078596

WITNESS MY HAND, this the 23rd day of June, 2006.

RICHARD D. MARTIN

MALLORY A. MARTIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **RICHARD D. MARTIN and wife, MALLORY A. MARTIN,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 23rd day of June, 2006.

NOTARY PUBLIC
My Commission Expires: 12-21-08

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 23rd day of June, 2006.

NOTARY PUBLIC
My Commission Expires: 12-21-08