PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 47944
Dav. Co. File: Box 8

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 07/05/06 10:02 2 pgs
Fees:13.00 Taxes:636.40
20060705-0079879

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Javier Martinez Mireya Zabala 8150 Coley Davis Road Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 141060A08400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brendan Ryan Fish and spouse, Deidre Michels Fish**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Javier Martinez and spouse, Mireya Zabala** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Poplar Ridge, Section Three of record in Book 8250, page 610, amended in Book 10168, page 307 Register's Office for said County.

Said Lot No. 4 fronts 60.0 feet on the southerly margin of Coley Davis Road and extends back 121.11 feet on the westerly line and 127.64 feet on the easterly line to a dead line in the rear, measuring 44.85 feet thereon.

Being the same property conveyed to Brendan Ryan Fish and wife, Deidre Michels Fish by deed from Otto J. Schwarz and wife, Monica J. Schwarz of record in Doc. No. 20020529-0065090, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 610 amended in Book 10168, page 307, said Register's Office, which Plan shows a 30 foot minimum building setback line from Coley Davis Road together with a 20 foot minimum setback line from the rear and 5 foot setback line from each side line of said lot, and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 20 foot public utility and drainage and ingress and egress easement located on the northerly front line of said lot with an 8 inch sewer line and a 10 foot water line lying therein. An a 20 foot easement for sewer line along the rear portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 8113, page 105 and By-Laws in Book 8113, page 116, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8150 Coley Davis Road, Nashville, Tennessee 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2006.

Brendan Ryan Fish

Deidre Michels Fish

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2006 , before me the undersigned authority, personally appeared Brendan Ryan Fish and Deidre Michels Fish , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2006

My Commission Expires: ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: OCTOBER 10, 2009