WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $159,900.00 Affiant Subscribed and sworn to before me on this 18th day of August, 2006. Notary Public MY COMMISSION EXPIRES:

WILLIAM C. WEAVER, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 24, 2010

This Instrument Was Prepared By:
PROSPERITY TITLE, PLLC
330 FRANKLIN ROAD
SUITE 135A-388
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	ADDRESS NEW OWNER(S) AS FOLLOWS:	MAP-PARCEL NUMBERS
Saul Felipe Martinez Maria Huerta	Saul Felipe Martinez Maria Huerta	
(NAME)	(NAME)	
5302 Indiana Avenue	5302 Indiana Avenue	091-11-0-140.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/24/06 15:51 2 pgs
Fees:13.00 Taxes:591.63

20060824-0104870

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LISA M. DODGE, a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAUL FELIPE MARTINEZ AND MARIA HUERTA, a married couple, as tenants in common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee in the 25th Ward of the City of Nashville, Tennessee, being Lot Nos. 1203 and 1205 in Block No. 176 of Plan No. 1 of West Nashville, which is of record in Book No. 57, Page 74 and 75, and Book 57, Page 173, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Lisa M. Dodge by Warranty Deed executed on January 14, 2003, and filed for record on January 15, 2003, in Instrument No. 20030115-0006251, Register Office for Davidson County, Tennessee.

This conveyance is subject to any easements and restrictions as shown of record including those of record in Plat Book 57, Page 74 and 75, and Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.

This is improved property known as **5302 Indiana Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of August 2006.

Lisa M. Dodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, **William G. Weaver, III**, a Notary Public of the Davidson County in the State of Tennessee, do hereby certify that Lisa M. Dodge personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of August, 2006.

Notary Public

My Commission Expires: 7/24/2010

