WARRANTY DEED

AT-20060246

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of September, 2006.

(Affix Seal) Notary Public

My Commission Expires: **6-26-07**

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Swannitha French	SAME	053-13-0-043.00
1520 Joe Pyron Drive		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Vicki Martinez and husband, Raymond Martinez, aka Richard Martinez, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Swannitha French, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 96, Phase I, Kimbolton, as shown by plat of record in Plat Bok 6900, page 276, 277, & 278, of Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vicki Martinez and husband, Raymond Martinez from Paul A. Benson and wife Lynesa L. Benson and George N. Benson and wife, Lois Benson by Warranty Deed dated August 10, 2001 and recorded August 15, 2001, by Instrument No. 20010815-0088130, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1520 Joe Pyron Drive, Madison, TN 37115.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 28th day of September, 2006

Vicki Martinez

Raymond Martinez by Vicki Martinez, POA

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Vicki Martinez, the bargainor(s), 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 official seal at Williamson, Tennessee, this 28th day of September, 2006.

Notary Public

My Commission Expires: 6-26-07

Davidson County DEEDWARR
Recvd: 10/02/06 10:36 2 pg
Fees:13.00 Taxes:599.40

20061002-0121343

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of September, 2006, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Vicki Martinez, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Raymond Martinez, and as such Attorney in Fact for Raymond Martinez, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Raymond Martinez to execute this instrument on behalf of Raymond Martinez.

Witness my hand and official seal on this 28th day of September, 2006.

:

April G Nichols
Notary Public

My Commission Expires: 6-26-07

