MAP 100 PARCEL 30 (PART)

THIS INSTRUMENT PREPARED BY:
Beverly Ray Owens
Attorney at Law
5119 Summer Ave, Ste 407
Memphis, TN 38122

2006164723
NASHVILLE

RETURN TO:
Jim Walter Homes, Inc.
2600 Music Valley Drive.
Nashville TN 37214

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 23 day of June, 2006, by and between RAUL S MARTINEZ AND WIFE, JOSEFINA A. MARTINEZ, party of the first part, and RAUL S. MARTINEZ AND WIFE, JOSEFINA A. MARTINEZ, party of the second part:

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand p aid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second party, the following described real estate, situated in the County of Davidson, State of Tennessee and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE FOR LEGAL DESCRIPTION

Being part of the same property conveyed to the party of the first part by Warranty Deed of record at Instrument No. 20021108-0138206 and Quit Claim Deed of record at Instrument No. 20060418-0044351 both in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

x _____
Raul S. Martinez

x _____
Josefina A Martinez

Davidson County DEEDQC
Recvd: 11/14/06 08:09 3 pgs
Fees:17.00 Taxes:0.00
20061114-0140841

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Raul S. Martinez and Josefina A. Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 23 day of June, 2006.

Matthew Scott Frady
NOTARY PUBLIC

My Commission Expires:
May 22 2010

MATTHEW SCOTT FRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 23 day of June, 2006.

Matthew Scott Frady
Notary Public

My Commission Expires:
May 22 2010

MATTHEW SCOTT FRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY KNOWN AS: vacant land

NAME AND ADDRESS OF OWNER & MAIL TAX BILLS TO: Raul S. Martinez and Josefina A. Martinez, 8375 Old Pond Creek Rd, Pegram, TN 37143

Raul S. Martinez

PARCEL NO. Part of Map 100, Parcel 30

Exhibit E

Raul S. Martinez and Josefina A. Martinez

A tract of land lying in the ____ C.D. of Davidson County, Tennessee and being Lot No.1 of the Raul Martinez Minor Subdivision, Containing 5 acres +/-.

Being a portion of the same property conveyed to Raul S. Martinez and Josefina A Martinez by deed dated Oct. 31, 2002 as Instrument Number 20021108-0138206 in the Register's Office of Davidson County, TN and then by deed dated April 15th 2006 as Instrument Number 20060419-0044951 in the Register's Office of Davidson County. Quitclaim deed dated April 15th 2006 was completed to correct a conflict from the original Warranty deed of 2002.

Being more particularly described as:

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE THIRTY-FIFTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, CITY OF PEGRAM, TENNESSEE, BEING A PORTION OF PARCEL 16.00 ON DAVIDSON COUNTY TAX MAP NUMBER 99, LYING ALONG THE SOUTHERLY MARGIN OF OLD POND CREEK ROAD, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED AUGUST 11, 2006, JOB NUMBER 2006-048 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE CENTERLINE OF OLD POND CREEK ROAD AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JOHN R. RADFORD ETUX AS OF RECORD IN DEED BOOK 9576, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING SITUATED IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO BOBBY F. WEBB AS OF RECORD IN DEED BOOK 11355, PAGE 700 (DEED TRACT IV), SAID REGISTER'S OFFICE; THENCE,

1. WITH THE WESTERLY PROPERTY LINE OF SAID BOBBY F. WEBB, IN PART, SOUTH 00 DEGREES 55 MINUTES 25 SECONDS WEST, 595.33 FEET TO AN EXISTING METAL T-POST IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO PAMELA MARIE WHITE BUSH ET AL. AS OF RECORD IN INSTRUMENT NO. 20050317-0029507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE NORTHERLY PROPERTY LINE OF SAID PAMELA MARIE WHITE BUSH ET AL., IN PART, SOUTH 88 DEGREES 49 MINUTES 36 SECONDS WEST, 350.89 FEET TO AN IRON ROD (NEW) IN THE DAVIDSON/CHEATHAM COUNTY LINE; THENCE,
3. LEAVING SAID NORTHERLY PROPERTY LINE, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, BEING WITH THE DAVIDSON/CHEATHAM COUNTY LINE, NORTH 04 DEGREES 16 MINUTES 16 SECONDS EAST, 740.32 FEET TO AN IRON ROD (NEW) IN THE CENTERLINE OF THE AFOREMENTIONED OLD POND CREEK ROAD; SAID IRON ROD ALSO BEING IN THE SOUTHERLY PROPERTY LINE OF THE AFOREMENTIONED JOHN R. RADFORD ETUX PROPERTY; THENCE,
4. WITH THE CENTERLINE OF OLD POND CREEK ROAD, AND THE SOUTHERLY PROPERTY LINE OF SAID JOHN R. RADFORD ETUX PROPERTY, SOUTH 61 DEGREES 33 MINUTES 26 SECONDS EAST, 166.99 FEET TO A POINT; THENCE,
5. SOUTH 70 DEGREES 26 MINUTES 25 SECONDS EAST, 168.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 218,642 SQUARE FEET OR 5.019 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES FOR OLD POND CREEK ROAD AS SHOWN HEREON.

PROPERTY TITLE REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RAUL S. MARTINEZ AND WIFE, JOSEFINA A. MARTINEZ AS OF RECORD IN INSTRUMENT NO. 20021108-0138206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

