THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02859

Davidson County DEEDWARR
Recvd: 12/28/06 15:10 2 pgs
Fees:13.00 Taxes:259.00
20061228-0160331

Property Address:
804 Stockell Street, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kenneth Meale and Bonnie Price**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Martin Espinosa, and Renita Weems Espinosa,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

EXHIBIT A

Being Lot No. 104, on the Plan of Dr. V.S. Lindley's Addition to Edgefield, as shown by plat of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Martin Espinosa and Renita Weems Espinosa by Warranty Deed from Kenneth Meale and Bonnie Price, dated _____, recorded _____, in Book ____, Page _____, Davidson County, Tennessee.

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SUBJECT to all restrictions, easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Martha E. Vincent, a widow and unmarried, Martha Sue Vincent Sharp, and, dated August 20, 1996, and recorded September 24, 1997, in the Register's Office for Davidson County, Tennessee, in Book 10619, at Page 590.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 21st day of March, 2006.

Kenneth Meale

Bonnie Meale

State of TENNESSEE
County of DAVIDSON

On this the 21st day of March, 2006, before me, the undersigned officer, personally appeared Kenneth Meale and Bonnie Meale, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1-27-07

MY COMMISSION EXPIRES JAN 27, 2007

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $70,000.00 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 21st of March, 2006.

Notary Public

My Commission expires: 1-27-07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES JAN 27, 2007

Name of Owner and Property Address:
Martin Espinosa and Renita Weems Espinosa

Person Or Entity Responsible For Payment Of Taxes:
Martin Espinosa and Renita Weems Espinosa
804 Stockell Street
Nashville, TN 37207

Tax Parcel ID#: 082-07-0-055.00