Davidson County DEEDWARR
Recvd: 12/14/07 13:32 2 pgs
Fees:13.00 Taxes:321.90

20071214-0144077

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Jose M. Lerma, Grantors
TO: Martha M. Mendez, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Martha M. Mendez 211 Hart Lane Nashville, TN 37207	Same as Owner	060-12-0-067.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $87,000.00.

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me this the 7th day of December, 2007.

My commission expires: June 12, 2011

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Jose M. Lerma**, unmarried, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Martha M. Mendez**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, in the 12th Civil District, described according to a survey made by M. H. Ragan, August 19, 1957, as follows:

Beginning at an iron pin in the northerly margin of Hart Street or Lane, said point being 2102.6 feet, more or less, easterly from the center line of Dickerson Pike; thence north 4° 55 minutes east 197.0 feet to an iron pin; thence south 84° 35 minutes east 50 feet to an iron pin; thence south 4° 55 minutes west 197.0 feet to an iron pin in the northerly margin of Hart Street or Lane; thence with the margin of same, north 84° 34 minutes west 50 feet to the point of beginning, containing .23 acres, more or less.

BEING the same property conveyed to Jose M. Lerma, unmarried, by warranty deed, recorded May 23, 2003 in Instrument No. 20030523-0070677, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, is the following described tract conveyed to Metropolitan Government of Nashville and Davidson County,

Tennessee, by deed from Clyde C. Darden and wife, Patricia Darden, of record in Book 5604, page 654, Register's Office for said County:

PERMANENT RIGHT-OF-WAY: Land in Davidson County, Tennessee, in the 12th Civil District, described as follows:

Beginning at a point on the northerly right-of-way of Hart Lane, said point being on the common property line between Parcel 66 and Parcel 67 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line North 4° 55′ East 20.95 feet to a point on the proposed northerly right-of-way of Hart Lane; thence along said proposed right-of-way South 85° 20′ East 5.92 feet to the beginning of a curve to the right having a radius of 2894.70 feet; thence along said curve 44.08 feet to a point on the common property line between Parcel 67 and Parcel 68; thence along said common property line South 4° 55′ West 21.27 feet to a point on the existing northerly right-of-way of Hart Lane; thence North 84° 35′ West 50 feet to the point of beginning and containing 1, 058 square feet.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 211 Hart Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the said Grantees, 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 7TH day of DECEMBER, 2007.

"GRANTORS"

Jose M Lerma
Jose M. Lerma

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Jose M. Lerma, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin Tennessee this 7TH day of DECEMBER, 2007.

My commission expires: JUNE 2, 2011

RUDICK J. MURPHY, II {Seal} NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public