Davidson County DEEDWARR
Recvd: 03/19/08 09:15 2 pgs
Fees:13.00 Taxes:832.50

20080319-0027495

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $225,000.00

Subscribed and sworn before me this the 14th day of March, 2008.

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

800092

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
David Wall
400 Moss Creek Court
Nashville, TN 37221

Send tax bills to:
Churchill Mortgage Corp.
761 Old Hickory Blvd., #400
Brentwood, TN 37027

Map 142-7-B, Parcel 1CO

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,

Jose Andres Martinez A/K/A Joe Andres Martinez and wife, Maria Paula Rampulla

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

David Wall and Rita Wall, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County being Lot No. 1, Final Plat Lots 1 and 2 Revised Moss Creek Plantation as shown on plan of record in Plat Book 9700, Page 136, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Joe Andres Martinez A/K/A Jose Andres Martinez, Joe Martinez and Jose Andres Martinez are one in the same person, and Maria Paula Rampulla from Blake T. Powell and wife, Kimberly S. Powell by deed dated 6/6/05 of record in Instrument No. 20050608-0065638, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 400 Moss Creek Court, Nashville, TN, 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and 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 GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 14th day of March, 2008.

Jose Andres Martinez

MARIA PAULA RAMPULLA by

Maria Paula Rampulla

Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 14th day of March, 2008.

My commission expires:_____

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

STATE OF TENNESSEE,
COUNTY: WILLIAMSON

On this 14th day of March, 2008, before me personally appeared Maria Paula Rampulla by Jose Andres Martinez, as her Attorney In Fact, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of Maria Paula Rampulla, and who acknowledged that such person executed the same as the free act and deed of Maria Paul Rampulla.

In witness whereof, I have hereunto set my hand and notarial seal.

My Commission Expires:

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public