(1)

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/08 13:48 2 pgs
Fees:13.00 Taxes:721.13

20080418-0039674

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of April, 2008

Notary Public

My Commission Expires: 1/24/09 (AFFIX SEAL)

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

*Prepared Soley from information provided by and at the direction of the Parties to the transaction.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DANNY MARTINEZ and KRISTINA L. MARTINEZ	New OWner	P/O Map: 182 Parcel: 142
(NAME) 512 Nightfall Court	(NAME)	
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TR&D HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANNY MARTINEZ and KRISTINA L. MARTINEZ HUSBAND and WIFE**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 192 on the Plan of Section One, Phase One, Sunset Hills, RS-10 Subdivision, Cluster Lot Option, of record in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and legal description thereof.

Being Part of the same property conveyed to TR&D Homes, Inc. A Tennessee Corporation by Warranty Deed from SAF Properties, A Tennessee General Partnership, date February 11, 2008, of record in Instrument No. 20080212-0014088, Register's Office for Davidson County, Tennessee

This Conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of Sunset Hills, of Record in Book 5894, Book 186, Book 5388, Page 713 and Instrument No. 20070605-0067129, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING Improved Property Known as: **512 Nightfall Court, Cane Ridge, TN 37013**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 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 WHEREOF, its hands, this 11th day of April, 2008

TR&D HOMES, INC.,
A TENNESSEE CORPORATION

By: _____
SINA TAEEDKASHANI, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SINA TAEEDKASHANI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **TR&D HOMES, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of April, 2008.

My Commission Expires: 1/3/2011

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON