THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP PARCEL NUMBERS
172-15-A-169.00

Davidson County DEEDWARR
Recvd: 06/20/08 13:24 2 pgs
Fees:13.00 Taxes:886.89
20080620-0063708

WARRANTY DEED

THIS INDENTURE, made and entered into this **19th** day of **June, 2008**, by and between **Judson G. Raynor and Ginger W. Raynor, husband and wife**, party of the first part, and **Norma Laura Martinez, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **$239,700.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

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. 205 on the Plan of Holt Woods, Section Ten, of record in Book 9700, Page 281 & 282, Register's Office for said County, to which Plan reference is hereby made for or more complete description.

BEING the same property conveyed to Judson C. Raynor and wife, Ginger W. Raynor by deed from Harold H. Batson and wife, Brenda F. Batson, of record in Book No.11492, page 333, Register's Office, Davidson County, Tennessee, dated 05/21/99 and recorded 05/25/99. The last deed of record contained a clerical mistake. Mr. Raynor's middle initial is "G.", not "C.". The error is being corrected herein. As pertaining to this property only Judson C. Raynor and Judson G. Raynor are one and the same.

The above referenced property is also known as 1529 Crosswind Drive, Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 9700, Page 281 and 282; Restrictive Covenants of record recorded in Book 9570, Page 22; Book 10256, Page 506 and rerecorded in Book 10258, Page 142; By-Laws in Book 9570, page 13; Charter of HOA Book 9570, Page 5; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Norma Martinez, Norma L. Martinez and Norma Laura Martinez are one and the same person.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Judson G. Raynor
G. JWR

Ginger W. Raynor

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judson G. Raynor and Ginger W. Raynor, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 14th day of June, **2008.**

My commission expires 3-7-11

Notary Public

DAVIDSON ★ TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE ★

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$239,700.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of June, 2008.

NOTARY PUBLIC:

My commission expires: 3-7-11

DAVIDSON ★ TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE ★

PROPERTY ADDRESS:
1529 Crosswind Drive
Nashville, TN 37211

Name and address of new owner:
Norma Laura Martinez
1529 Crosswind Dr.
Nashville, TN 37211