RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 08/04/08 15:11 2 pgs
Fees:13.00 Taxes:592.00
20080804-0080232

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2008.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SEAN H. O'SHEA 73 Kendall Park Drive Nashville, Tennessee 37217	Same as new owner	MAP 149-03-0-B-054.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100 ($160,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JOHN F. MARTINEZ and wife, LINDA S. MARTINEZ,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **SEAN H. O'SHEA, a married man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 47 on the Plan of Phase Two Kendall Park, of record in Instrument No. 20020807-0094808, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John F. Martinez and wife, Linda S. Martinez by Warranty Deed dated July 29, 2003 from Corinthian Custom Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20030808-0113459, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 73 Kendall Park Drive, Nashville, Tennessee 37217.

This conveyance is made subject to all matters shown on plat of record in Instrument No. 20020807-0094808; to Covenants, Conditions and Restrictions as set forth in Declaration of Easements, Covenants, Conditions and Restrictions for Kendall Park recorded in Instrument No. 20000911-0089513, amended at Instrument No. 20010907-0097391, corrected at Instrument No. 20030930-0143868 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); to terms and provisions of the Articles of Incorporation of Kendall Park Homeowners Association, Inc.,

recorded in Instrument No. 20010910-0097556; to terms and conditions of Quitclaim Deed for Open Space and Common Area recorded at Instrument No. 20021121-0144875; to a Stormwater Detention Agreement recorded at Instrument No. 20000411-0036661; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 30th day of July, 2008.

JOHN F. MARTINEZ

Linda S. Martinez

LINDA S. MARTINEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **JOHN F. MARTINEZ and LINDA S. MARTINEZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of July, 2008.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212