Return to:
Realty Title
1118 Nashville Hwy, #200
Columbia, TN 38401

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 10/03/08 15:00 2 pgs
Fees:13.00 Taxes:395.90
20081003-0100950

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $107,000.00 .

Affiant

Subscribed and sworn to before me this 30th day of September, 2008.

Notary Public
My Commission Expires: 01/09/12

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

08-0454

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alejandro Martinez	SunTrust Mortgage	133-07-0
3706 Norma Drive	1001 Semmes Ave	074.00
Nashville, TN 37211	Richmond VA 23224	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brandon L. Frith, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alejandro R. Martinez, an unmarried man**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Norma Heights, of record in Book 1835, Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brandon L. Frith, unmarried, by deed from Rebecca Jo Manning Brann and John Timothy Manning, dated February 26, 2004, of record in Instrument No. 20040302-0023761, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3706 Norma Drive, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs 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 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 genders.

Witness my hand this 30th day of September, 2008.

Brandon L. Frith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Brandon L. Frith, unmarried**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2008.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

