Please Return to

B 1911

Davidson County DEEDWARR
Recvd: 02/26/09 16:18 2 pgs
Fees:13.00 Taxes:436.60
20090226-0017132

W.G. WEAVER
TITLE & ESCROW
THE GARDNER BUILDING
5214 MARYLAND WAY
SUITE 208
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Affiant

Subscribed and sworn to before me on this 17th day of February, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-25-2012

NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Commission Expires May 25, 2012

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Salmeron & Nora Elizabeth Martinez	New South Federal Savings Bank	
(NAME)	(NAME)	
1904 A & B Dabbs Court	210 Automation Way, MSN 49730	Map and Parcel 107-05-0-080.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt and sufficiency of which are hereby acknowledged, Francisco Miranda, a single man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mario Salmeron and Nora Elizabeth Martinez, husband and wife, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Bel Air Section 1, as of record in Book 2900, Pages 27 & 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francisco Miranda, a single man, from Robert Carl Carrell, a married man by Warranty Deed dated September 06, 2006 of record in Instrument No. 20060908-0111618, Register's Office for Davidson County, Tennessee.

This is improved property known as 1904 A & B Dabbs Court, Nashville, TN 37217.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of February, 2009.

Francisco Miranda by atty in Fact
Francisco Miranda

State of TENNESSEE,
County Williamson

On this 17 day of Feb 2009, before me personally appeared ~~U.S. Francisco Miranda~~ Jorge A Salmeron, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Francisco Miranda, and acknowledged that such person executed the same as the free act and deed of _____.

_____
Notary Public

My Commission Expires: 7-25-2012

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012