BILL GARRETT, Davidson County
Trans:T20090085112 DEEDWARR
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Fees:17.00 Taxes:0.00

20091217-0115023

This document prepared by (and after recording returned to:

Frank Martines, Jr. and Sheila K. Martines
Post Office Box 545
Dover, Florida 33527
813-986-3906

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WARRANTY DEED
(Husband and Wife to a Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, cash in hand, the receipt and sufficiency of which is hereby acknowledged, FRANK MARTINES, JR. and SHEILA K. MARTINES, Husband and Wife, hereafter referred to as "Grantors", this day bargained and sold and by these presents do hereby transfer unto FRANK MARTINES, JR. and SHEILA K. MARTINES, as Trustees of the THE MARTINES FAMILY REVOCABLE LIVING TRUST dated September 15, 2009, hereinafter "Grantee" the following lands and property together with all improvements located thereon, lying in the County of Davidson, State of Tennessee to-wit:

Parcel ID Number 86-14-0-B126

Land in Davidson County, Tennessee, being Lot No. 76, on the Plan of Fleetwood Subdivision, Section Two, being a Planned Unit Development of record in Book 6900, Pages 738-739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank Martines, Jr. and wife, Sheila K. Martines by deed from Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables LLC 2006-OP1, 6501 Irvine Center Drive, Irvine, CA 92618 Mortgage Pass-Through Certificates, Series 2006-OP1 of record in Instrument No. 20080623-0064633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Maximum principal indebtedness for Tennessee recording tax purpose is $ 0 .

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any which are reserved by Grantors;

SUBJECT to all easements, rights-of-way, protective covenants, and mineral reservations of record, if any;

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS due for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantors hands this 15th day of September, 2009.

Frank Martines Jr.
FRANK MARTINES, JR., GRANTOR

STATE OF Florida)
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me this 15th day of September, 2009, by FRANK MARTINES, JR., who is personally known to me or who has produced FL Driver's License as identification and who ( ) did ( ) did not take an oath. M635260-53-324-0

LYNN M. LABRENZ-DARROW
Notary Public - State of Florida
My Commission Expires Aug 1, 2010
Commission # DD 539756
Bonded By National Notary Assn.

Sign Lynn M. LaBrenz-Darrow
Print
NOTARY PUBLIC
Commission Number:
My Commission Expires:

Sheila K. Martines
SHEILA K. MARTINES, GRANTOR

STATE OF Florida)
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me this 15th day of September, 2009, by SHEILA K. MARTINES., who is personally known to me or who has produced FL Driver's License as identification and who ( ) did ( ) did not take an oath. M635-791-55-601-0

LYNN M. LABRENZ-DARROW
Notary Public - State of Florida
My Commission Expires Aug 1, 2010
Commission # DD 539756
Bonded By National Notary Assn.

Sign Lynn M. LaBrenz-Darrow
Print
NOTARY PUBLIC
Commission Number:

Grantors Name, Address and Phone

FRANK MARTINES, JR. and
SHEILA K. MARTINES
Post Office Box 545
Dover, Florida 33527
813-986-3906

Grantees Name Address and Phone

FRANK MARTINES, JR. and
SHEILA K. MARTINES, as Trustees
of the THE MARTINES FAMILY
REVOCABLE LIVING TRUST
Post Office Box 545
Dover, Florida 33527
813-986-3906

Maximum principal indebtedness for Tennessee recording tax purpose is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any)

STATE OF Florida

COUNTY OF Hillsborough

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to me this 15th day of September, 2009.

Frank Martinez Jr.
Affiant M635-260-53-324-0

FRANK MARTINEZ JR
Type or print name

(Seal)

Lynn M. LaBrenz-Darrow
Notary Public

My Commission Expires

Lynn M. LABRENZ-DARROW
Type and print name

LYNN M. LABRENZ-DARROW
Notary Public - State of Florida
My Commission Expires Aug 1, 2010
Commission # DD 539756
Bonded By National Notary Assn.

John A. Murray, Atty
P.O. Box 848 #40 37754-0848