Box 17

WARRANTY DEED

Instr:200005020044093 Page: 1 OF 2
REC'D FOR REC 05/02/2000 3:10:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $356.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,250.00
Simon A Villagomez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF April, 2000

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: ~~January 31, 2004~~ 5/24/2001
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simon A. Villagomez (NAME)	GMAC Mortgage Corporation (NAME)	MAP 161-3,
437 Tusculum Road (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 79.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Hugh F. Charlton and Matthew W. Charlton, both married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Simon A. Villagomez and Rene D. Villacorta, both married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 2 on the Plan of McMurray Meadows, Section 1, as of record in Book 5060, Page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Hugh F. Charlton and Matthew W. Charlton, by deed from Pamela L. Bianconi, unmarried, of record in Book 11000, page 155, Register's Office for Davidson County, Tennessee.

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

JANET T. CHARLTON, spouse of the above named Hugh F. Charlton, joins in this conveyance for the purposes of releasing any and all rights she may have in and to the above described property, especially her marital rights.

AMY CHARLTON, spouse of the above named Matthew W. Charlton, joins in this conveyance for the purposes of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Janet T. Charlton, pursuant to a Power of Attorney executed by same on the 25th day of April, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 437 Tusculum Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 27th day of April, 2000

Hugh F. Charlton

Janet T. Charlton
By: Hugh F. Charlton Attorney-in-fact

Matthew W. Charlton

Amy Charlton

Janet T. Charlton
By: Hugh F. Charlton, Attorney-in-fact

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 Hugh F. Charlton, Matthew W. Charlton and Amy Charlton

the bargainor s, 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 official seal at Nashville, Tennessee, this 28th day of April 2000.

Commission expires January 31, 2004

Notary Public

Lee E. Cranford

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid personally appeared Hugh F. Charlton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janet T. Charlton, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Janet T. Charlton.

Witness my hand and seal at office this 28th day of April, 2000.

Notary Public - Lee E. Cranford

My Commission Expires: January 31, 2004