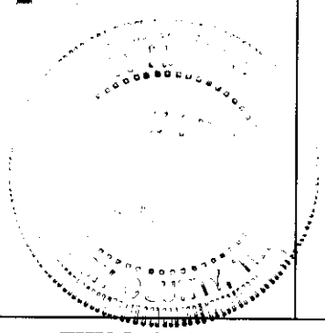
WARRANTY DEED



Instr:200005040045032 Page: 1 OF 2
REC'D FOR REC 05/04/2000 10:19:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $431.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin G. Banetta	GMAC Mortgage Corporation	
(NAME)	(NAME)	
2835 Mossdale Drive	6 Cadillac Drive Suite 150	150-1-164
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37207	
(CITY) (STATE) (ZIP)	(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, Sofia E. Jiron, and Ramon S. Compos and Jose C. Giron, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin G. Banetta and Maclovia A. DeLeon, 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:

Lot No. 132 on the Plan of Edge-O-Lake Estates, Section 8, of record in Plat 3700, Page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the grantors by deed of record in Book 11025, Page 156, said Register's Office

This instrument is executed on behalf of Ramon S. Campos and Jose C. Giron by Sofia E. Jiron as their Attorney In Fact pursuant to recorded Power of Attorney of recorded simultaneously herewith. .

unimproved ☐

This is improved ☒ property, known as 2835 Mossdale Drive, Nashville, TN 37217

(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 my/our hand(s) this 17th day of March, 2000.

Ramon S. Compos

by _____
Atty in-fact

Sofia Jirou

Jose C. Giron

by _____
Atty in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of March, 2000, before me personally appeared Sofia E. Jiron, the person who executed the foregoing instrument on behalf of Ramon S. Compos and Jose C. Giron and who acknowledged that she executed the same as the free act and deed of the said Ramon S. Compos and Jose C. Giron, through Power of Attorney granted Sofia E. Jiron by the said Ramon S. Compos and Jose C. Giron

Witness my hand and official seal at Nashville, Tennessee this 17th day of March, 2000.

Commission expires: May 26, 2002

Victor Hazelwood

Victor Hazelwood Notary Public

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 Sofia E. Jiron with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 17th day March, 2000.

Victor Hazelwood

Victor Hazelwood

Commission expires May 26, 2002