Box:13
File#3056

Davidson County DEEDWARR
Recvd: 04/25/02 14:00 2pgs
Fees:13.00 Taxes:409.78
20020425-0051215

Prepared by:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Return To:
Advantage Title & Escrow
3354 Perimeter Hill Dr. S-142
Nashville, TN 37211

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Walter Padilla Rodriguez	Transland Financial Services	43-2-26
957 Snow Ave.	2700 Westhall Lane S-210	11D24546
Madison TN 37115	Maitland, FL 32751-7294	

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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, WE

William J. Fillmore and wife, Cleo Fillmore

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter Padilla Rodriguez, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of the unnumbered tract on the Map showing subdivision of Lot No. 27 and part of Lot No. 29 in the Dixie Pure Food Company's Subdivision of record in Book 843, Page 52, Register's Office for said County, described according to an unrecorded survey made by H. Gee, dated September 26, 1959, as follows:

BEGINNING at a point in the westerly margin of Snow Avenue, being 100 south of the intersection of the southerly line of Lot No 10 of the subdivision and the westerly margin of said Snow Avenue; thence South 86 deg. 20' west 300 feet to an iron pin; thence south 2 deg. 20' east 100 feet to an iron pin; thence north 86 deg. 20' east 300 feet to an iron pin in the westerly margin of Snow Avenue, thence with the margin of said Avenue north 2 deg. 20' west 91.3 feet; thence continuing 8.7 feet to the beginning.

Being the same property conveyed to William J. Fillmore and wife, Cleo Fillmore by Deed of record in Book 3368, Page 545, Register's Office for Davidson County, Tennessee.

Reference is hereby made to the Power of Attorney of William J. Fillmore and wife, Cleo Fillmore of record in Instrument No. 20020425-0051214, Register's Office for Davidson County, Tennessee.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This conveyance is subject to all restrictions and easements of record.
This is improved property known as 957 Snow Ave. Madison TN 37115.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 2ND DAY OF APRIL, 2002.

William J. Fillmore By: Judy Lynn Fillmore, his atty-in-fact
William J. Fillmore BY: Judy Lynn Fillmore, his atty-in-fact

Cleo Fillmore By: Judy Lynn Fillmore, her atty-in-fact
Cleo Fillmore BY: Judy Lynn Fillmore, her atty-in-fact

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, JUDY LYNN FILLMORE, IN HER CAPACITY AS ATTORNEY IN FACT FOR WILLIAM J. FILLMORE AND WIFE, CLEO FILLMORE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE ATTORNEY IN FACT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 2ND DAY OF APRIL, 2002.

Notary Public K. J. Shelton

My Commission Expires AUG 24, 2003

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,750.00.

Judy Lynn Fillmore
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2002.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003