Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/02 16:02 2pgs
Fees:13.00 Taxes:402.56

20020529-0065365

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2002

MARK A. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: January 18, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Zuniga Aguillon (NAME)	Right Mortgage Company (NAME)	MAP 119-07
2604 Malden Drive (ADDRESS)	106-B West Hill Drive (ADDRESS)	PARCEL 102.00 and PARCEL 103.00
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Gwen H. Midgett and Michael A. Howell, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Zuniga Aguillon and wife, Maria Elena Villalon Ortega

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:

Being Lots Nos. 54 and 55 on the Plan of Laurel Acres, Section 1 of record in Book 2133, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

SAID LOT 54 fronts 112 feet on the east side of Malden Drive and runs back betweenlines 130 feet on the North line, and 240 feet on the south line, to a dead line in the rear, measuring 156.7 feet thereon.

Said LOT 55 begins at a point in the easterly margin of Malden Drive, being the common corner of Lot 54 and 55 and runs in a northerly direction 115.6 feet to a concrete monument; thence around a curve to the right 39.3 feet to another concrete monument; thence in an easterly direction 105 feet to a concrete monument; thence in a southerly direction 140.6 feet to a concrete monument; thence in a westerly direction along the boundary between Lots 54 and 55, 130 feet to the point of beginning.

Being the same property conveyed to L.H. Howell and wife, Viola Cantrell Howell by deed of record in Book 5614, page 856, Register's Office for Davidson County, Tennessee and further conveyed by Quitclaim Deed to Leo H. Howell of record in Book 5614, page 858, said Register's Office. The said Leo H. Howell having since died on June 19, 2001 leaving Gwen H. Midgett and Michael A. Howell, Sr. as his sole heirs, pursuant to Will of record in Will Book 2134, page 392602, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 2604 Malden Drive, Nashville, Tennessee 37210
(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 24th day of May, 2002

Gwen H. Midgett

Michael A. Howell, Sr.

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 Gwen H. Midgett and Michael A. Howell, Sr.

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 24th day of May, 2002.

Commission expires January 18, 2005

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

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