Bk 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/02 13:15 2pgs
Fees:13.00 Taxes:455.10

20020719-0087172

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF July 2002

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

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
Jorge Alberto Castillo (NAME)	Right Mortgage Company (NAME)	MAP 133-02
164 McCall Street (ADDRESS)	106-B West Hill Drive (ADDRESS)	PARCEL 309.00
Nashville, Tennessee 37211 (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, Nancy Jean Holt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jorge Alberto Castillo and Rosalia Salvador ~~and Ramon Ovidio Villalta~~

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. 30 on the Plan of Hinchey Petway's Property, as of record in Minute Book "I", page No. 442, Chancery Court of Nashville, Davidson County, Tennessee, described according to a survey made by George W. Watkins, Ssurveyor, July 9, 1954, as follows:

Beginning on the northerly margin of McCall Street, formerly the New Antioch Pike at an iron pin on the westerly line of the property conveyed to Roy O. Nicholson and wife, by deed from Mrs. Rochie B. Buell, of record in Book No. 533, Page No. 10, Register's Office for said County; Thence with the northerly margin of said Street, North 85 degrees 45 minutes West 106.50 feet, more or less, to the easterly line of the property conveyed to T.G. Smith and wife, by Deed from Nellie E. Newman, of record in Book No. 1880, Page No. 212, said Register's Office; thence with said line northwardly 200.00 feet; Thence South 85 degrees 45 minutes East 106.50 feet to the westerly line of said Nicholson property; Thence with said line South 3 degrees West 200.00 feet to the beginning.

For source of title reference is made to Instrument Number 20010112-0004038, Register's Office 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 164 McCall Street, Nashville, Tennessee 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 my hand this 18th day of July 2002

Nancy Jean Holt

Nancy Jean Holt

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 Nancy Jean Holt

the bargainor _____, 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, Tennessee, this 18th day of July, 2002.

Commission expires January 18, 2005

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