Book 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/02 14:08 2pgs
Fees:13.00 Taxes:318.20

20020906-0108393

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Selvin Avila Albarado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August 2002

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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
Selvin Avila Albarado (NAME)	Right Mortgage Company (NAME)	MAP 60-16
2820 Jones Avenue (ADDRESS)	106-B West Hill Drive (ADDRESS)	PARCEL 126.00
Nashville, Tennessee 37207 (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, Nery Avila Valdez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Selvin Avila Albarado

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. 20-F on the Final Plan of Joywood Heights, Section 3, not of record, described according to a survey made by Ralph W.C. Lambert, Surveyor, February 22, 1954, as follows:

BEGINNING on the westerly margin of Jones Avenue at a point 70.7 feet north of the northeast corner of Lot No. 21, being the northeast corner of the property conveyed to Thomas Henry Speight, Jr., and wife, by deed from Bobby Gray Anglea and wife, of record in Book 3466, page 397, Register's Office for said County; thence with said Avenue, northwardly 70 feet to the southeast corner of the property conveyed to James L. Merritt and wife, by deed from Charles C. Busby, of record in Book 3613, page 562, said Register's Office; thence with the southerly line of said Merritt property, southwestwardly 275 feet to the easterly line of Lot No. 19, the northwest corner of said Speight property; thence with the northerly line of said Speight property, eastwardly 275 feet to the beginning, said lot being triangular in shape.

For source of title reference is made to Instrument Number 20000301-0020259, 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 2820 Jones Avenue, Nashville, Tennessee 37207
(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 30th day of August 2002

Nery Avila Valdez

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 Nery Avila Valdez

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2002.

Commission expires January 18, 2005

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

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