Davidson County DEEDWARR
Recvd: 05/02/03 10:29 2pgs
Fees:13.00 Taxes:429.20

20030502-0058797

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL) 1-27-07

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Carlos Aguilar (NAME)	Right Mortgage Company (NAME)	MAP 91-10
5712 Robertson Ave. (ADDRESS)	106B West Hills Drive (ADDRESS)	PARCEL 182
Nashville, TN 37209 (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, Randall L. Craft, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Carlos Aguilar and wife, Maria G. Sandoval

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 part of Lot No. 41 on the Plan of the Subdivision of the B. F. Cockrills Farm, as of record in Book 161, Pages 134 and 135, Register's Office for said County, described as follows:

BEGINNING in the center of Robertson Avenue at the southwest corner of the property conveyed to Coleman L. Wilkins and wife, Leona D. Wilkins, by deed from Beatrice Potts, as of record in Book 2098, Page 153, said Register's Office; thence with said Wilkins' westerly line northwardly 175 feet more or less to an alley; thence with the southerly margin of said alley, westwardly 80 feet to the easterly margin of Snyder Avenue; thence with the easterly margin of the same, southwardly 175 feet more or less to the center of said Robertson Avenue; thence with the center of said Avenue, eastwardly 80 feet to the beginning.

BEING the same property conveyed to Randall L. Craft, married, by deed from Wachovia f/k/a First Union successor by merger, of record in Instrument 20020605-0068385, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 134 and 135, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5712 Robertson Ave., Nashville, TN 37209
(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 April, 20 03

Randall L. Craft

Randall L. Craft

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 Randall L. Craft, married

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 April 20 03

Commission expires ~~January 29, 2005~~ 1.27.07

Notary Public

DANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

_____
Notary Public