WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/03 16:56 2pgs
Fees:13.00 Taxes:434.75

20030513-0064574

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

AMADO R

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2003

Notary Public

MY COMMISSION EXPIRES: July 24, 2005

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMM. EXP.

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Amado Rangel Trejo	Same	052.12-0-009.00
(NAME) 716 River Pass	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, George C. Willis, III, Holly Willis Morgan LeBlanc, Sydney Willis Mayberry, Heirs of Helen L. Willis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amado Rangel Trejo, married, 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 the 11th Civil District of said County, being Lot No. 25 n the plan of Marlin Meadows, Section No. 3, as of record in Book 2133, page 26, Register's Office for said County, described as follows: Beginning on the northwesterly margin of River Pass at the corner of lot Nos. 25 and 26; thence with the line between said two lots, northwestwardly 180 feet to a corner of Lot No. 24; thence with the line between Lot Nos 24 and 25, southwestwardly 181.6 feet to the northwardly 189.6 feet to the northeasterly margin of Peeler Trail; thence with said Trail, southeastwardly 189.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 44.13 feet to the northwesterly margin of River Pass; thence with same, northeastwardly 189.6 feet to the beginning.

Being the same property conveyed to George C. Willis, Jr., and wife, Helen L. Willis, by Deed from George M. Copeland, Jr., and wife, Pearl H. Copeland, dated and recorded August 30, 1957, in Book 2695, page 333, Register's Office for Davidson County, Tennessee, having both deceased, with George C. Willis, Jr., having predeceased Helen L. Willis.

unimproved

This is improved ✓ property, known as 716 River Pass, Madison, TN 37115
(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 24th day of April, 2003.

George C. Willis III by Sydney Willis Mayberry, attorney in fact
George C. Willis, III, by Sydney Willis Mayberry, Attorney-in-Fact

Holly Willis Morgan LeBlanc by Sydney Willis Mayberry attorney in fact
Holly Willis Morgan LeBlanc, by Sydney Willis Mayberry, Attorney-in-Fact

Sydney Willis Mayberry
Sydney Willis Mayberry, Individually

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sydney Willis Mayberry, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 24 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: July 11, 2005

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN. MY COMM. EXP. 07/24/05

STATE OF TENNESSEE)

COUNTY OF Williamson

On this 24th day of April, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sydney Willis Mayberry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George C. Willis, III, and acknowledged that he/she executed the same as the free act and deed of the said George C. Willis, III.

WITNESS my hand and seal at Office this the 24th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: July 11, 2005

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN. MY COMM. EXP. 07/24/05

STATE OF TENNESSEE)

COUNTY OF Williamson

On this 24th day of April, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sydney Willis Mayberry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Holly Willis Morgan LeBlanc, and acknowledged that he/she executed the same as the free act and deed of the said Holly Willis Morgan LeBlanc.

WITNESS my hand and seal at Office this the 24th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN.