

Davidson County DEEDWARR
Recvd: 06/10/03 14:46 2pgs
Fees:13.00 Taxes:370.00

20030610-0080044

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Pablo Quizhpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2003.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisa Ortega & Pablo Quizhpe 1401 Strafford Ave Nashville, TN 37216	New Owner	Map 61.16 Parcel 94.00

For and in 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,

Arlin L. McRae and wife, Norma Jean McRae

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Elisa Ortega and husband, Pablo Quizhpe

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:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 39 ON THE MAP OF KENNEDY AND GRAVES' PLAN OF MONTE VISTA AS OF RECORD IN BOOK 421, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY, AND ALSO A TRIANGULAR STRIP OF LAND DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON AND JOHNSON, ENGINEERS, DATED MAY 25, 1962. SAID PART OF LOT NO. 39 AND SAID TRIANGULAR STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF KENNEDY AVENUE AT A POINT 105 FEET NORTH OF THE NORTHEAST INTERSECTION OF KENNEDY AVENUE AND MCALPIN AVENUE; THENCE EASTERLY 119.5 FEET TO A POINT IN THE DIVIDING LINE BETWEEN LOTS NOS. 39 AND 41 ON SAID PLAN; THENCE NORTHERLY ALONG SAID DIVIDING LINE 87 FEET TO AN IRON PIN; THENCE WESTERLY 104.7 FEET TO THE EASTERLY MARGIN OF KENNEDY AVENUE; THENCE SOUTHWARDLY ALONG THE EAST MARGIN OF SAID AVENUE 93 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO ARLIN L. MCRAE AND WIFE, NORMA JEAN MCRAE BY DEED FROM NORTH ENTERPRISES, LTD., DATED MARCH 8, 1984, AND OF RECORD IN BOOK 6293, PAGE 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Book 421, Page 143, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4100 Kennedy Avenue, Nashville, TN 37216
(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 30th day of May, 2003.

Arlin L. McRae

Norma Jean McRae

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Arlin L. McRae and wife, Norma Jean McRae, with whom I am personally acquainted, (or who 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, at office, this 30th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 3-31-07



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076