39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-30-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilberto Rodriguez	Cavalry Mort	135-311
(NAME)	(NAME)	
168 Una Recreation Road	2309 Crestmoor Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37215	
(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, Mary Elizabeth Smith, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gilberto Rodriguez and wife, Merced Rodriguez, 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 13th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1 on the Plan of the Revision of Lot 1 of the Dilmus Smith Property as recorded in Instrument No. 20030514-0065665, as corrected in Instrument No. 20030530-0073234, Register's Office for said County and more particularly described as follows:

BEGINNING at the North terminus of Una Recreation Road, on the Easterly side of an existing gravel access road; thence generally following said gravel road, N 9° 18' 58" E, 20 feet; thence N 17° 13' 14" W, 132.08 feet; thence N 35° 50' 14" W, 162.73 feet; thence leaving said gravel road N 31° 58' 25" E, 351.10 feet to the Westerly line of Lucky Maze, recorded in Deed Book 5484, Page 768, Register's Office for Davidson County, Tennessee; thence with said Maze, S 39° 53' 14" E, 372.89 feet to an iron pin in the North line of Dale Finney, recorded in Deed Book 4385, Page 669, Register's Office for Davidson County, Tennessee; thence with said Finney, S 65° 36' 39" W, 244.04 feet; thence S 6° 45' 42" W, 185.51 feet to an iron pin at the North terminus of Una Recreation Road; thence along said North terminus S 84° 48' W. 50.0 feet to the point of BEGINNING.

BEING the same property conveyed to Dilmus Eugene Smith and wife, Mary Elizabeth Smith by Deed from S. B. Gardner, a widower, of record in Book 4733, Page 108, Register's Office for Davidson County, Tennessee. See Plat description as revised by Instrument No. 20030514-0065665, as corrected in Instrument No. 20030530-0073234, and Deed of Correction executed by Mary Elizabeth Smith, a widow, of record in Instrument No. 20030603-0075333, Register's Office for said County. Dilmus Eugene Smith having since died on February 13, 1998 as evidenced by a Certificate of Death filed with the Tennessee Department of Public Health, Vital Recorded, by the Metropolitan Health Department of Nashville and Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 168 Una Recreation Road, Nashville, TN 37217
(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 13th day of June, 2003.

Mary Elizabeth Smith

Mary Elizabeth Smith

Davidson County DEEDWARR
Recvd: 06/20/03 10:21 2pgs
Fees:13.00 Taxes:490.25

20030620-0085492

STATE OF TENNESSEE

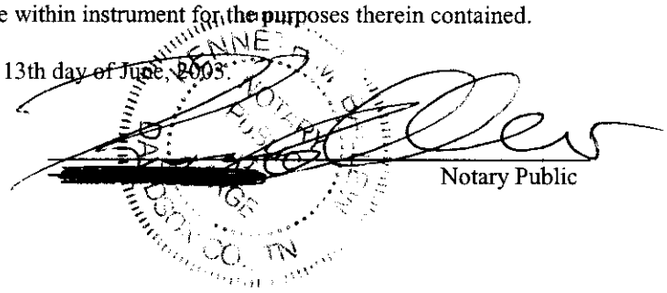
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Mary Elizabeth Smith, a widow, 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 13th day of June, 2003.

Commission expires: [redacted]

7-30-05



Notary Public