WARRANTY DEED

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 2003

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jairo A. Prado (NAME)	GMAC Mortgage Corporation (NAME)	MAP 083-02
1413 Sharpe Avenue (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 093
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Janeth Harper and Maria Runnels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jairo A. Prado

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:

Being part of Lot No. 8 on the Plan of the Martha Martin Lands, of record in Book 161, Page 101, Register's Office for Davidson County, Tennessee, and described according to a survey made by E. R. Southgate, Surveyor, April 17, 1946, as follows:

BEGINNING at a point in the northerly margin of Sharpe Avenue, 424 feet east of the easterly margin of 14th Street, at the corner of Lots. Nos. 1 and 8 shown on said survey; thence north along the line between said lots 80 feet to the south line of Lot No. 2; thence along the south line of Lots Nos. 2 and 3, east 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said Lots Nos. 7 and 8, southwardly 80 1/3 feet to the north margin of Sharpe Avenue; thence with the margin of the same, easterly 75 feet to the beginning.

BEING the same property conveyed to Janeth Harper and Maria Runnels by Warranty Deed from James Wayne Taylor, Brenda Jane Brown, Jerry Lynn Taylor & Rodger Dale Taylo of record by Instrument No. 20020401-0039342, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of the Grantors.

Davidson County DEEDWARR
Recvd: 07/30/03 13:57 2pgs
Fees:13.00 Taxes:270.10

20030730-0107609

unimproved ( )
This is improved (X) property, known as 1413 Sharpe Avenue, Nashville, TN 37206
(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 24th day of July, 2003

Janeth Harper

Janeth Harper

Maria Runnels

Maria Runnels

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 Janet Harper and Maria Runnels

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 24th day of July, 2003.

Commission expires _____

Notary Public

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

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