File #200370108

Davidson County DEEDWARR
Recvd: 09/03/03 14:24 2pgs
Fees:13.00 Taxes:331.52
20030903-0127732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/06/06

(AFFIX SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO. TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel Valladares and Telma Valladares, husband and wife	Fremont Investment & Loan	Map: 108-12-259
(NAME) 3256 Trailsend Ln.	(NAME) 4343 Anchor Plaza Pkwy. Ste 150	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS) Tampa, FL. 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, VALERIE H. KING, UNMARRIED, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto MANUEL VALLADARES AND TELMA VALLADARES, HUSBAND AND WIFE, 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 all of Lot No. 4, on the Plan of Final Plat, Elmcrest Subdivision, as shown by plat appearing of record in Plat Book 7900, Page 52, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Valerie H. King, unmarried, by Warranty Deed dated March 28, 1996, of record in Book 10000, Page 268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 8326, Page 915; and, any and all matters shown on plat of record in Plat Book 7900, Page 52; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 3256 Trailsend Ln., Nashville, TN 37214
(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 Grantor covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, 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 hands this 29th day of August, 2003.

Valerie H. King

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Valerie H. King, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

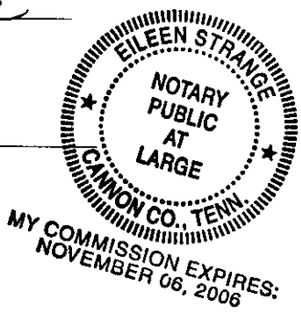
Witness my hand and official seal, this 29th day of August, 2003.

Eileen Strange

Notary Public

My Commission Expires: _____

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217