WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/03 15:28 2pgs
Fees:13.00 Taxes:506.53

20030905-0130217

STATE OF TENNESSEE
COUNTY OF DAVIDSON 136,900.00
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
21st DAY OF August 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

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
Guadalupe Muneton (NAME)	Volunteer Trust Mortgage Corp. (NAME)	MAP 053.09
1320 Cheyenne Boulevard. (ADDRESS)	301 S. Perimeter Park Dr Ste 125 (ADDRESS)	PARCEL 15
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Larry E. England and wife, June L. England

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guadalupe Muneton and wife, Fransisca Muneton

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 Lot No. 96 on the Plan of Sequoia Valley Subdivision as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Larry E. England and wife, June L. England by Warranty Deed from Gaines Home Building Corporation of record in Book 4476, page 764, 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.

June England executes this instrument as Attorney-in-Fact on behalf of Larry England pursuant to Special Power-of-Attorney of record by Instrument No. ____, Register's Office for Davidson County, Tennessee.

June O. England,
June England and June L. England is one and the same person.
Larry England and Larry E. England is one and the same person.

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* 20030905-0130216

unimproved ( )
This is improved (X) property, known as 1320 Cheyenne Boulevard, 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 our hand s this 21st day of August, 2003

Larry E. England Larry E. England
By: * June O. England
June England, Attorney-in-fact

June O. England
June L. England
June L. England

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of AUGUST, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared JUNE ENGLAND, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of LARRY ENGLAND a/k/a LARRY E. ENGLAND, as HIS attorney in fact, being authorized so to do, and acknowledged that she executed the same as the free act and deed of the said LARRY ENGLAND

Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of August, 2003.

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

Mary Birthright
NOTARY PUBLIC

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 JUNE L. ENGLAND, AKA JUNE O. ENGLAND, the bargainor(s) 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 Goodlettsville, Tennessee, this 21st of August, 2003.

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

Mary Birthright
NOTARY PUBLIC