WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/03 15:00 2pgs
Fees:13.00 Taxes:362.60

20031014-0152348

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Rudy Celoda
Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 18, 2005
(AFFIX SEAL)

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rudy F. Celoda (NAME)	Concorde Acceptance Corporation (NAME)	MAP 120-09
509 Dunailie Drive (ADDRESS)	7929 Brookview Drive, #500 (ADDRESS)	PARCEL 83.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Dallas, Texas 75247 (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, Margaret L. Downum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rudy F. Celoda and Angelica 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:

Being Lot No. 5A-47 on the Plan of Section 5, Glengarry Park Subdivision of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 5A-47 fronts 90 feet on the westerly side of Dunailie Drive and runs back between lines 154.6 feet on the northerly side and 155.3 feet on the southerly side to a line at the rear, on which it measures 95.2 feet thereon. For source of title reference is made to Book 5444, Page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Subject to restrictions filed of record in Book 3377, Page 567, Register's Office for Davidson County, Tennessee.

The said Lorel Carl Downum having since died.

unimproved ( )
This is improved (X) property, known as 509 Dunailie Drive, Nashville, Tennessee 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 30th day of September, 2003

Margaret L. Downum

By Margaret L. Downum
Atty in Fact

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 Margaret L. Downum

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 30th day of September, 2003.

Commission expires January 18, 2005

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 2003, before me, the undersigned Notary Public, personally appeared Thomas C. Downum, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney in Fact for Margaret L. Downum, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My commission expires: January 18, 2005

MARK R. SHARRER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public