WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept 30, 2005

B-BHM-03-0743

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan L. Cherry	America's Wholesale Lender	
743 Benton Avenue (ADDRESS)	(NAME) 750 Old Hickory Blvd. #180 (ADDRESS)	105-10-316.00
Nashville, Tennessee 37204 (CITY) (STATE) (ZP)	Brentwood, TN 37027 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES BALADEV DELGADO, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOAN L. CHERRY AND ROBERT T. CHERRY, JR., TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of the Resubdivision of Yarbrough's Subdivision of Woodland, as of record in Book 2842, Page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Baladev Delgado, unmarried, by Deed dated May 23, 1984 and filed for record on July 2, 1984 in Book 6328, Page 751, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Said Charles Baladev Delgado is now married. Spouse does not join in this conveyance due to property being nonowner occupied.

unimproved ( )
This is improved (X) property, known as 743 Benton Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of October, 2003.

Charles Baladev Delgado

Davidson County DEEDWARR
Recvd: 10/31/03 15:33 2pgs
Fees:13.00 Taxes:893.55

20031031-0160381

STATE OF Tennessee FLORIDA

COUNTY OF Davidson LEE

I, Carol Young, a Notary Public of the County and State first above written, do hereby certify that Charles Baladev Delgado personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of October, 2003.

Carol Young
Notary Public

My Commission Expires:

(SEAL)

Carol Young
My Commission DD056278
Expires September 11 2005

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903