WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/03 10:33 2pgs
Fees:13.00 Taxes:503.20

20031106-0163046

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 136,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF OCTOBER, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Franklin Paz and Mauricia Velasquez	Franklin Paz and Mauricia Velasquez	MAP:162-05
5301-5303 Townes Court	5301-5303 Townes Court	Parcel:71
Nashville, TN 37211	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EDIS RENE CRUZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

FRANKLIN PAZ AND MAURICIA VELASQUEZ*

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5301-5303 Townes Court, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee, and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 29th day of October, 2003.

Edis Rene Cruz

Edis Rene Cruz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, EDIS RENE CRUZ, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 29th day of October, 2003.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, BEING Lot No. 174 on the Plan of Hickory Valley, Section I, of record in Plat Book 4175, Page 75, Register's Office for Davisdon County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 174 fronts 48.00 feet on the northwesterly side of Townes Court and runs back 142.96 feet on the easterly line and 228.49 feet on the southerly line, 131.12 feet on the northwesterly line and 254.60 feet on the northerly line.

Being the same property conveyed to Edis Rene Cruz, unmarried by Warranty Deed dated September 27, 2001 from Albert R. Lawson and wife, Ellen C. Lawson of record in Instrument Number 20011008-0109347, Register's Office for Davidson County, TN.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein

* Mauricia Valasquez and Mauricio Valasquez being one in the same person

E. R. C.