McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/04/04 16:02 2pgs
Fees:13.00 Taxes:551.30
20040204-0013895

STATE OF TENNESSEE 615-377-3319
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2004.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amador Sanchez-DeLeon **Macaria Sanchez**	**Countrywide Home Loans**	**148-5-22**
3735 Turley Drive	**3011 Armore Drive, Suite 120**	
Nashville, TN 37211	**Nashville, TN 37204**	

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

Jose Melgar and Candelaria Melgar

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

Amador Sanchez-DeLeon and Macaria Sanchez, 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 74 on the Plan of Hillbrook, Section Three, as of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jose Melgar and wife, Candelaria Melgar, by Warranty Deed, from Roy E. Alexander and Carol Birondo, heirs at law of John M. Alexander, deceased, of record in Instrument No. 20010112-0004005, dated January 10, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 3300, page 84, Register's Office for DAVIDSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 3460, page 295, Register's Office for DAVIDSON County, Tennessee.
3. Any and all visible easements lying on or across the property.

This is improved (_X_) unimproved (____) property known as 3735 Turley Drive, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 30th day of January, 2004.

X _____
Jose Melgar

X _____
Candelaria Melgar

_____

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Jose Melgar and Candelaria Melgar, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2004.

_____
Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

My Commission Expires:_____