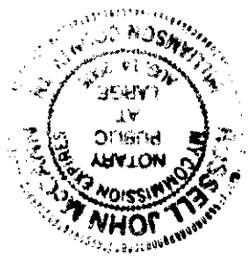
Davidson County DEEDWARR
Recvd: 02/13/04 09:12 2pgs
Fees:13.00 Taxes:281.20

20040213-0017213



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Affiant

Subscribed and sworn to before me, this 9th day of February, 2004.

Notary Public

My commission expires: 8-14-05

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:
Jose Rodill Merino	**New Owner**	**148-8-221**
4673 Long Branch	~~2757 Parkdale Drive Nashville, TN~~	
Antioch, TN 37013	2757 Parkdale Drive Nashville, TN 37217	

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,

Edgar DeLeon and Joanne DeLeon

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

Jose Rodill Merino

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, Tennessee, being Lot No. 35 on the Plan of Section Nine, Terragon Trails, of record in Book 5200, page 85, Register's Office for Davidson County, Tennessee.

Lot No. 35 fronts 62.0 feet on the southerly margin of Long Branch and extends back 171.01 feet on the southeasterly line and 126.00 feet on the northwesterly line to a broken line in the rear, measuring 63.37 feet thereon.

Being the same property conveyed to Edgar deLeon and wife, Joanne deLeon, by Warranty Deed, from Glenda Reece Sweeney, now Sizer and husband, Jimmy Sizer, of record in Book 5849, page 987, dated February 5, 1982, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 5200, page 85, Register's Office for DAVIDSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 5341, page 983, 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 4673 Long Branch, Antioch, TN 37013.

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 9th day of February, 2004.

Edgar DeLeon

Joanne DeLeon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Edgar DeLeon and Joanne DeLeon, 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 9th day of February, 2004.

Notary Public

My Commission Expires: