Box 13 # 7371

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/04 14:34 3pgs
Fees:18.00 Taxes:362.90

20040225-0021562

G-2009-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: 9-22-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maribel Novo-Paz (NAME)	CTX Mortgage Company (NAME)	52-9-73
340 Due West Avenue (ADDRESS)	Po Box 199077 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Tx. 75219-9077 (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, Sylvia Freeman, unmarried, and Cynthia Douglas, as devisees under the Last Will and Testament of Evelyn Keisling Hudson, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maribel Novo-PAZ AND PEDRO D Penate-MESA, wife and husband

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 part of Lot No. 4 as described in the deed to Sallie C. Looney by W. A. Core, of record in Book 1040, Page 37, being Lots Nos. 60 and 61 on the preliminary plat of Core Subdivision, not of record, described according to a survey made by Anderson & Gee, Surveyors, in April, 1946, as follows:

Beginning on the southerly margin of Due West Avenue, at the northeast corner of said Lot No. 4; thence South 32 deg. 30' west 160 feet to the corner of Lots Nos. 59 and 60; thence with the line between said two lots, westwardly 150 feet to the easterly margin of an unnamed street; thence with said street, northwardly 165 feet to the southerly margin of Due West Avenue; thence with said Avenue, eastwardly 150 feet to the beginning.

BEING the same property conveyed to Robert A. Hudson, by deeds of record in Book 1808, Page 96, and Book 1369, Page 273, Register's Office for Davidson County, Tennessee. Robert A. Hudson having died intestate on December 23, 1967. He was survived by his widow, Evelyn Keisling Hudson, a sister, Pauline Smith, and an aunt, Ressa Mae Hudson Amonette. Pauline Smith died on April 8, 1979, without issue. Ressa Mae Hudson Amonette having since conveyed her interest in said property to Evelyn Keisling Hudson, by Quitclaim Deed of record in Book 7698, Page 867, Register's Office for Davidson County, Tennessee. The said Evelyn Keisling Hudson having since died on June 5, 2003, and pursuant to her Last Will and Testament, of record in the Probate Court for Davidson County, Tennessee, Document No. 5373/1173743, said property was devised and bequeathed to her daughters, Cynthia Douglas and Sylvia Freeman.

Bobby G. Douglas, husband of Cynthia Douglas, joins in this conveyance for the

CONTINUED

unimproved ( )
This is improved (X) property, known as 340 Due West Avenue, Madison, TN 37115
(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 10th day of February, 2004

Sylvia Freeman
Sylvia Freemen

Cynthia Douglas
Cynthia Douglas

Bobby G Douglas
Bobby G. Douglas
By: Richard Douglas
Richard Douglas, Attorney-in-fact

By: Richard Douglas
Richard Douglas, Attorney-in-fact

DCTN01WC

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 Sylvia Freeman

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 Goodlettsville, Tennessee, this 10th day of February, 2004.

Commission expires 9-22-07

Joyce B. Donehue
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 10th day of February, 2004, before me, the undersigned , a Notary Public in and for said County and State, personally appeared RICHARD DOUGLAS, to me known to be the person who executed the foregoing instrument on behalf of CYNTHIA DOUGLAS AND BOBBY G. DOUGLAS, and acknowledged that he executed the same as the free act and deed of the said CYNTHIA DOUGLAS AND BOBBY G. DOUGLAS.

Witness my hand and official seal at Goodlettsville, Tennessee.

Joyce B. Donehue
NOTARY PUBLIC

My commission expires: 9-22-07

LEGAL DESCRIPTION CONTINUATION

express purpose of conveying all right, title and interest he may have in subject property now or in the future.

Richard Douglas executes this instrument as attorney-in-fact for Cynthia Douglas pursuant to Power of Attorney of record in Instrument # 20040225-0021560, and as attorney-in-fact for Bobby G. Douglas pursuant to Power of Attorney of record in Instrument # 20040225-0021561, Register's Office for Davidson County, Tennessee.