WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/04 11:35 2pgs
Fees:13.00 Taxes:381.10

20040302-0023481

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 2004

Notary Public

MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary R. Camarena (NAME)	America's Wholesale Lender (NAME)	MAP
405 Williams Avenue (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	042-12
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 083

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, John C. Beasley and wife, Carol Anne Beasley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary R. Camarena and husband, Oscar A. Camarena

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 all of Lot No. 6 on the Woodrose Subdivision, as shownby survey and plat appearing of record in Book 5800, page 216, of the Register's Office of Davidson County, Tennessee. to which plat reference is hereby made for more complete and accurate description of said lot.

BEING the same property conveyed to John C. Beasley and wife, Carol Anne Beasley by Quitclam Deed from John C. Beasley of record in Book 11341, page 568, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

John C. Beasley executes this instrument as Attorney-in-Fact on behalf of Carol Anne Beasley pursuant to Special Power-of-Attorney of record by Instrument No. 20040302-0023480, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 405 Williams 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 our hand s this 17th day of February, 2004

John C. Beasley

John C. Beasley
Carol Anne Beasley
By: Carol Anne Beasley by John C Beasley
John C. Beasley, Attorney-in-fact

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 John C. Beasley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of February, 2004.

Commission expires My Commission Expires NOV. 24, 2007

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 17th day of February, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared John C. Beasley to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Carol Anne Beasley, as her attorney in fact, being authorized so to do, and acknowledged that he executed the same as the free act and deed of the said Carol Anne Beasley.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17th day of February, 2004.

Notary Public

My Commission Expires NOV. 24, 2007

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37[illegible]
615-292-2005
#988