WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/04 14:40 3pgs
Fees:18.00 Taxes:187.22

20040315-0029427

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(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
Jairo E. Prado (NAME)	GMAC Mortgage Corporation (NAME)	MAP 070-09
2310 Alpine Avenue (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 059.00
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Cleota Simmons, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jairo E. Prado and Ligia Janeth Harper

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 the resubdivision of Lot No. 4 on the Plan of H. E. Simpkins, division of the L. G. Curtis lands, as of record in Book 547, Page 39, Register's Office for Davidson County Tennessee. Beginning at a point 66-2/5 feet, more or less from the southerly line of Lincoln Avenue at the common southeasterly corner of the lands of C.V. Sewell and wife Johnnie Lou Sewell, and the same being the northeast corner of the land conveyed to the said J.D. Simmons and wife, by deed of record in Book 1969, Page 441, said Register's Office for Davidson County, Tennessee: thence easterly with the southerly line of a lot conveyed by J.G. Henderson and wife, to the said C.V. Sewell and wife, deed of same date hereof, 50 feet to a point: thence southerly and parallel with Alpine Avenue 66-2/5 feet, more or less, to opposite the southerly line of the lot described in deed of record in Book 1969, Page 441, said Register's Office: thence westerly 50 feet to the easterly end of lot described in above mentioned deed; thence northerly 66-2/5 feet, more or less, to the place of the beginning, this being a part of the land conveyed to J.G. Henderson and wife, by deed of record in Book 1905, Page 513, said Register's Office.

BEING the same property conveyed to J.D. Simmons and wife, Cleota Simmons by Warranty Deed from J.G. Henderson and wife, Edna Henderson of record in Book 2139, Page 34, Register's Office for Davidson County, TN The said J. D.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2310 Alpine Avenue, Nashville, TN 37218
(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 March, 2004

Cleota Simmons

Cleota Simmons

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 Cleota Simmons, unmarried

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 March 2004.

My Commission Expires NOV. 24, 2007

Commission expires _____

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

LEGAL DESCRIPTION CONTINUATION

Simmons having since died.

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