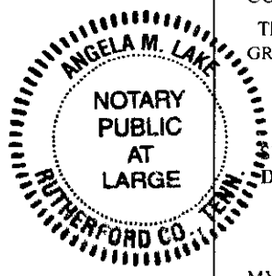
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/04 15:26 2 pgs
Fees:13.00 Taxes:662.30

20040316-0029877



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$179,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title And Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Guardado	**Option One Mortgage Corporation**	**133-69**
(NAME)	(NAME)	
505 Paragon Mills Road	**1600 Parkwood Circle, Suite 645**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Atlanta, GA 30339**	
(CITY) (STATE) (ZIP)	(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, **Maria Floresand husband Magdaleno Flores**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Guardado and wife Rosa Guardado and Ernesto A. Contreras, unmarried**, 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 the 6th , formerly the 9th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 16, 1958, as follows:

Beginning in the center of Paragon Mills Road at a railroad spike at the most northerly corner of the property conveyed to Maynard T. Kelley and wife, by deed from William Travis of record in Book 2604, Page 357, Register's Office for Davidosn County, Tennessee; thence with the center of said road N 50 degrees 05' E, 185 feet to a railroad spike; thence S 54 degrees E, 487 feet to an iron pin; thence S 1 degree 20' W, 19 feet to a post and iron pin; thence S 70 degrees 30' W, 86 feet; thence S 48 degrees 30' W, 92 feet to a corner of said Kelley property; thence with northeasterly line of said Kelley property, N 55 degrees W, 487 feet to the beginning, containing 2 acres, more or less.

INCLUDED in the aforesaid but specifically excluded is the following property which was conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 7550, Page 778, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the existing southeasterly right-of-way of Paragon Mills Road and on the northeasterly property line of Jack C. Phelps and wife, as recorded in Book 3499, Page 389, R.C.D.C., said point being 16.50 feet right of the center line of Paragon Mills Road; thence North 54 degrees 22'41" East along the existing right-of-way of Paragon Mills Road 184.48 feet to a point on the southwesterly property line of Joanne R. Gaskill as recorded in Deed Book 6136, Page 122, R.O.D.C., said point being 16.50 feet right of the center line of Paragon Mills Road; thence South 51 degrees 10' 16" East 8.82 feet along the Joanne R. Gaskill property to a point on a proposed right-of way widening of Paragon Mills Road, said point being 25.00 feet right of the center line of Paragon Mills Road; thence South 54 degrees 22'41" West along a proposed right-of-way widening of Paragon Mills Road 184.32 feet to a point on the Jack C. Phelps and wife, property, said point being 25.00 feet right of the center line of Paragon Mills Road; thence North 52 degrees 10' 16" West 8.87 feet along the Jack C. Phelps and wife, property to a point on the existing right-of-way of Paragon Mills Road at the point of beginning, containing 1567 square feet, more or less.

Being the same property conveyed to **Maria Flores Magdaleno Flores** by deed of record in Instrument 20010718-0076148, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **505 Paragon Mills Road, Nashville, TN 37211**

(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/our hand(s)** this **9th day of March, 2004**.

Maria Flores

Maria Flores

MAGDALENO FLORES

Magdaleno Flores

State of Tennessee
County of Davison

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Maria Flores and Magdaleno Flores the bargainor(s), 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 and official seal at Antioch, Tennessee, this 9th day of March, 2004.

Commission expires:
1-25-2006

Angela M. Lake
Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.