WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,900.00

Maria Caratachea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 2004.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

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
Jesus A. Caratachea (NAME)	Coldwell Banker Mortgage (NAME)	52-9-72
330 East Due West Avenue (ADDRESS)	3000 Leadenhall Road (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Mt Laurel, NJ 08054 (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, James Harold Addison and wife, Gladys C. Addison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesus A. Caratachea, A Married Man

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 11th Civil District of Davidson County, Tennessee, being Lot No. 14 and the northerly part of Lot No. 15 on the map of Core Subdivision, not of record, and being more particularly described as follows:

Beginning at a point in the southerly margin of (East) Due West Avenue, at the northeasterly corner of Lot No. 13 of said Subdivision, being the property conveyed to George G. Moody of record in Book 3026, Page 211, said Register's Office, said point also being the northwesterly corner of Lot No. 14; thence leaving the southerly margin of (East) Due West Avenue with the easterly line of said Lot No. 13 southwardly 150 feet to a point; thence eastwardly, parallel to the line between Lot Nos. 14 and 15 147.5 feet to the westerly margin of a 50 foot unamed street; thence with the margin of the same, northwardly 150 feet to the southerly margin of (East) Due West Avenue, being the northeasterly corner of Lot No. 14; thence with said margin westwardly 145 feet to the point of beginning, excepting however, a small triangle out of the northeasterly corner of Lot No. 14, taken for a curve at the intersection of (East) Due West and said unamed street as shown on said unrecorded Subdivision.

Being the same property conveyed to James Harold Addison and wife, Gladys C. Addison by deed from Ronald G. Lowder and wife Cathy F. Lowder of record in Book 9590, Page 578, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 330 East 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 our hand s this 29th day of March, 2004

James Harold Addison
James Harold Addison

Gladys C. Addison
Gladys C. Addison

Davidson County DEEDWARR
Recvd: 03/31/04 14:31 2pgs
Fees:13.00 Taxes:395.53

20040331-0036381

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 James Harold Addison and wife, Gladys C. Addison

the bargainor s, 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 29th day of March, 2004.

Commission expires 09-22-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

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