Davidson County DEEDWARR
Recvd: 04/14/04 09:33 2pgs
Fees:13.00 Taxes:643.80

20040414-0041795

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Subscribed and sworn to before me, this 29 day of March, 2004.

Notary Public
My commission expires: 11-27-2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Luis Molina	Peoples Choice Home Loan Inc	51-4-175 &
815 Argle Ave.	7515 Irvine Center Drive	51-4-174
Madison TN 37115	Irvine, CA 92618	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Colleen B. Morton, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Luis Molina and wife, Maria Molina, hereinafter called the Grantees, their successors 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 Lot 1, Revised Resubdivision of Part of Lots 1 and 2 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 5190, Page 386, said Register's Office.

Lot 1 (also known as Tract 1) being further described as follows: Beginning at a point in the southerly margin of Madison Boulevard at the intersection of Madison Boulevard and Argle Avenue, said point being the end of a curve having a radius of 25.00 feet; thence along the southerly margin of Madison Boulevard S 72 degrees 11 minutes E 108.00 feet to a point; thence S 4 degrees 45 minutes W 166.50 feet to a point; thence N 86 degrees 45 minutes W 135.00 feet to the easterly margin of Argle Avenue; thence along the easterly margin of Argle Avenue N 4 degrees 45 minutes E 165.11 (erroneously referenced as 197.10 on prior deeds) to the beginning of a curve having a radius of 25.00 feet, thence around said curve to the right 45.38 feet to the point of beginning.

Being a portion of the property shown as Lots 1, 2 and 3 on that Plat of record in Plat Book 843, Page 7, said Register's Office, as re-platted as Lot 1 on Plat Book 5190, Page 386, and corrected in Book 5555, Page 948, said Register's Office, conveyed to Colleen B. Morton by deed from Morris Kornman and wife, Rachel Kornman dated 8-21-79, of record in Book 5488, Page 826; being further conveyed to Colleen B. Morton, Trustee, of the Revocable Living Trust for the benefit of Colleen B. Morton, under the terms of The Colleen B. Morton Trust, dated 4-30-2003, by quitclaim deed from Colleen B. Morton, of record in Inst. No. 20030522-0070374, said Register's Office; further being the same property conveyed to Colleen B. Morton, unmarried, by quitclaim deed from Colleen B. Morton, Trustee of the Colleen B. Morton Trust u/a dated April 30, 2003, of record in Book _____, Page _____, said Register's Office.

Land in Davidson County, Tennessee, described as Tract II, being part of Lots 1,2 and 3 on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, said Register's Office.

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Lot 2 (also known as Tract 2): being further described as follows: Beginning at a point in the southerly margin of Madison Blvd., said point being 135.00 feet east of the end of a curve having a radius of 25.00 feet; thence with said southerly margin of Madison Blvd., S 77 degrees 00 minutes E for 85.00 feet to a point; thence S 25 degrees 25 minutes W for 147.36 feet to a point; thence N 76 degrees 30 minutes W for 60.00 feet to a point; thence N 12 degrees 40 minutes E for 166.50 feet to the point of beginning.

Being the same property shown as Lots 1, 2 and 3 on that Plat of record in Plat Book 843, Page 7, said Register's Office, as re-platted as Lot 1 on Plat Book 5190, Page 386, and corrected in Book 5555, Page 948, said Register's Office, conveyed to Colleen B. Morton by deed from Morris Kornman and wife, Rachel Kornman dated 8-21-79, of record in Book 5488, Page 826; being further conveyed to Colleen B. Morton, Trustee, of the Revocable Living Trust for the benefit of Colleen B. Morton, under the terms of The

Colleen B. Morton Trust, dated 4-30-2003, by quitclaim deed from Colleen B. Morton, of record in Inst. No. 20030522-0070371, said Register's Office; further being the same property conveyed to Colleen B. Morton, unmarried, by quitclaim deed from Colleen B. Morton, Trustee of the Colleen B. Morton Trust u/a dated April 30, 2003, of record in Book ~~_____~~, Page _____, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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This property is improved property known as 815 Argle Ave., Madison, TN 37115 **also known as** 228 Madison Boulevard, Madison, TN 37115

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29 day of March, 2004.

Colleen B. Morton

Colleen B. Morton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Colleen B. Morton, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 29 day of March, 2004.

Robbin Teasley

Notary Public

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.