McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

~~I hereby certify this document to be a true copy of the original. McCann & Hubbard~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

X Josue A Alegria
Affiant

Subscribed and sworn to before me, this 21st day of April, 2004.

Notary Public

My commission expires:

A. SCOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 04/28/04 15:46 2pgs
Fees:13.00 Taxes:490.25

20040428-0048413

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Josue A. Alegria	**AmSouth Bank**	**Map 162-2, Parcel 115**
224 Coleridge Court	**2050 Parkway Office Circle**	
Antioch, Tennessee 37013	**Birmingham, Alabama 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Celso Vilorio Melendez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josue A. Alegria, 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 Davidson County, Tennessee, being Lot No. 173 on the Plan of Colewood Acres, Section 2 of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which plan referenece is hereby made for a more complete and detailed description.

Being the same property conveyed to Celso Vilorio Melendez, by Warranty Deed, from Sylvia F. Moody, unmarried, of Record in Instrument # 20020408-0042760, Dated March 27, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved (x) unimproved ( ) property known as 224 Coleridge Court, Antioch, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Iris Vilorio Melendez wife of Celso Vilorio Melendez joins in the execution of this instrument for the purpose of conveying her marital interests if any in subject property.

Witness my/our hand(s) this 21st day of April, 2004.

Celso Vilorio Melendez BY:

X Iris Vilorio Alvarez ATTY-in-fact

Celso Vilorio Melendez
By: Iris Vilorio Alvarez, Attorney-In-Fact

X Iris Vilorio Alvarez

Iris Vilorio Alvarez

_____

_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Iris Vilorio Alvarez, the within named sellers, 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, at office, this 21st day of April, 2004.

_____
Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Iris Vilorio Alvarez, the within named sellers, 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, and who further acknowledged that she is the attorney in fact for Celso Vilorio Melendez and that she is authorized by Celso Vilorio Melendez to execute this instrument on his behalf.

Witness my hand, at office, this 21st day of April, 2004.

_____
Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 27, 2005