WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/04 10:20 2pgs
Fees:13.00 Taxes:203.50

20040610-0068741

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th Day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-26-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title and Escrow, Inc., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricardo Vargas Mendoza	Same as New Owner	072.07-0-005.00
(NAME)	(NAME)	
1143 Kirkland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Young Lan Lee and wife, Man Un Lee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricardo Vargas Mendoza, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the West one-half of Lot No. 35 on the Map of Inglewood Place, of record in Book 332, page 101, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Young Lan Lee, et vir, Man Un Lee, by Deed from George D. Burrow and wife, Linda K. Burrow, dated April 13, 1984, and recorded April 16, 1984, in Book 6270, page 913, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 1143 Kirkland Avenue, Nashville, TN 37216

(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 hands this 7th day of June, 2004.

Young Lan Lee

Man Un Lee

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Young Lan Lee and wife, Man Un Lee, 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 Brentwood, Tennessee, this 7th day of June, 2004.

Mayra Mercado
NOTARY PUBLIC



Y. L.
R. V. M.