47

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/04 12:12 3pgs
Fees:18.00 Taxes:251.60

20040611-0069424

G-2300-F

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 2004

Notary Public

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

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
Jose C. Gonzalez (NAME)	GMAC Mortgage Corporation (NAME)	81-16-335
1411 Scovel St. (ADDRESS)	6 Cadillac Drive, Suite 150 (ADDRESS)	02W23762
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Tommie Buford Dawson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose C. Gonzalez, 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 numbered thirty four (34) in McGavock, Wetmore and others, second addition to Nashville, called the Addition to the Town of McGavock, the plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts fifty feet on the south side of Madison Street and runs back between parallel lines 150 feet, more or less, to an alley.

INCLUDED BUT EXPRESSLY EXCLUDED THEREFORM the above described property is the property which was conveyed to The State of Tennessee for the use and benefit of the Department of Highways, of record in Book 4222, Page 262, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Being a part of Lot Numbered Thirty-Four (34) in McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, the plan of which is of record in Book 21, Page 41 of the Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly margin of Scovel Street, said point being the common corner between Lots Nos. 34 and 35 on the Plan of McGavock, Wetmore & Others' Second Addition to Nashville, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee; thence along the common line between said tracts, S 16 deg. 47' 15" E 25 feet to a point; thence on a line being parallel to said southerly margin of Scovel Street, S 73 deg. 11' 36" W 10 feet to a point; thence on a line being parallel to said common line

CONTINUED

unimproved ( )
This is improved (X) property, known as 1411 Scovel St., Nashville, TN 37208
(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 hand this 4th day of June 2004

Tommie Buford Dawson

Tommie Buford Dawson

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

between said Lots N 16 deg. 47' 15" W 25 feet to a point on the southerly margin of Scovel Street; thence along the southerly margin of said Street and the northerly boundary of said Lot No. 34, N 73 deg. 11' 36" E 10 feet to the point of beginning. Containing 250.00 Sq. Feet, more or less. The above described property is conveyed in fee simple, however the Grantor will have right of access to it.

Being part of the same property conveyed to Thomas Buford and wife, Charlotte Buford by deed of record in Book 449, Page 49, Register's Office for Davidson County, Tennessee. The said Thomas Buford and wife, Charlotte Buford both having since died leaving Tommie Buford Dawson and Lawrence Hayes Buford as their only heirs. Lawrence Hays Buford having since conveyed his interest to Tommie Buford Dawson by deed of record in Book 4804, Page 862, Register's Office for Davidson County, Tennessee.

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 Tommie Buford Dawson, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 4th day of June 2004

Commission expires 09-22-07

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

Bertie J Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

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