24-1-241

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/22/04 13:04 2pgs
Fees:13.00 Taxes:425.13
20040622-0073795

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **June, 2004** by and between **Cruz A. Reyes and wife, Maria Alba Briceno** , herein after referred to as GRANTOR, and **Gail A. Bonneau** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 149 on the Plan of Glencliff Estates, Section 6, as of record in Book 2133, Page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cruz A. Reyes and wife, Maria Alba Breceno, by Warranty Deed from Jeanetta Faye Blake Poe, married, dated July 28, 2000 of record in Instrument No. 20000731-0075479, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of Glencliff Estates, of record in Book 2133, Page 73; Restrictive covenants contained in instrument of record in Book 2102, page 339, and as made applicable in Book 2199, page 583, Register's Office for said County.

This is improved/unimproved property known as: 305 Browning Road, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Cruz Antonio Reyes

Cruz A. Reyes
Signature of Seller

Maria Briceño R

Maria Alba Briceno
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Cruz A. Reyes and wife, Maria Alba Briceno** , the within named bargainors, 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, at office, this **16th** day of **June, 2004.**

Notary Public

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

Name and Address of Property Owner:
Gail A. Bonneau
305 Browning Road, Nashville, TN 37211

Send Tax Statements to:
JLM Direct Funding, LTD
9235 Katy Freeway Suite 160, Houston, TX 77024

Map and Parcel:119.04-076.000

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$114,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **June, 2004.**

Notary Public

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

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