Davidson County DEEDWARR
Recvd: 06/22/04 14:52 2pgs
Fees:13.00 Taxes:436.50

20040622-0073979

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06

(AFFIX SEAL)

G-AHR-04-560

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Alegria	Mi Casa of America	
560 Roxanne Drive	(NAME) 1011 Cherry Ave.	162-10-125
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LARRICK PROPERTIES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTIN ALEGRIA ~~AND WIFE~~, LILIA ZAMORA*, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

and

Being Lot No. 125 on the Plat of Brookview Estates, Section 2, of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 80.0 feet on the northeast margin of Roxanne Drive and extends back 150.0 feet on the northeast line and 149.3 feet on the southwest line to a line on the rear on which it measures 68.9 feet.

Being the same property conveyed to Larrick Properties, Inc., a Tennessee Corporation by deed from Herbert R. Pickle, married, as shown of record in Instrument No. 20040115-0006315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4460, page 163; Book 4689, page 561 and Book 4636, page 317, Register's Office for Davidson County, Tennessee.

*both unmarried

unimproved ( )
This is improved (X) property, known as 560 Roxanne Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of June, 2004.

Larrick Properties, Inc.

BY: Larry D. Hughes
Larry Hughes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Carry Hughes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the President of Larrick Properties, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as President.

Witness my hand and official seal at Davidson County, Nashville on this 14th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/06

LM

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903