WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/04 14:03 2pgs
Fees:13.00 Taxes:403.30

20040702-0079253

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

X Wilfredo Santana
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE

Notary Public

MY COMMISSION EXPIRES: March 31, 2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilfredo Santana (NAME)	New Owner (NAME)	MAP 42 GROUP 4
1011 Primm Drive (ADDRESS)	(ADDRESS)	PARCEL 4
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D 31295

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, Thomas R. Douglas and wife, Rhonda S. Douglas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilfredo Santana and Alfredo Santana, UNMARRIED MAN UNMARRIED MAN

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:

BEING Lot No. 75, on the Plan of Primrose Acres, of record in Plat Book 2663, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas R. Douglas and wife, Rhonda S. Douglas by deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8248, Page 836, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2859, Page 584, said Register's Office.

Subject to notes on plat of record in Plat Book 2663, Page 106, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements, if any.

This conveyance subject to such easements, setback lines, and restrictive

CONTINUED

This is unimproved ( ) improved (X) property, known as 1011 Primm Drive, Madison, Tennessee 37115
(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 hand S this 18 day of JUNE, 2004

Thomas R. Douglas
Thomas R. Douglas

Rhonda S. Douglas
Rhonda S. Douglas

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 Thomas R. Douglas and wife, Rhonda S. Douglas

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 White House, Tennessee, this 18TH day of JUNE 2004.

Commission expires _____

Notary Public

FRANKIE A. MATTHEWS NOTARY PUBLIC DAVIDSON COUNTY, TN MY COMM. EXP. MAY 24, 2008

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

LEGAL DESCRIPTION CONTINUATION

covenants of record in said Register's Office.

Return to:
Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067