Davidson County DEEDWARR
Recvd: 07/22/04 09:48 2pgs
Fees:13.00 Taxes:362.60

20040722-0087687

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 98,000.00

Pam S Hauser
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JULY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-08

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Celia D Valdomar and Jose S Valdomar	Union Planters Bank	MAP: 163
410 Oak Forge Drive	P. O. Box 1718	GROUP: 11A
Antioch, TN 37019	Memphis, TN 38101	PARCEL: 37

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELIJAH D. NACIONALES AND WIFE, JOY NACIONALES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CELIA D VALDOMAR AND JOSE S VALDOMAR, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 410 Oak Forge Drive, Antioch, TN 37019

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 19th day of July, 2004.

Elijah D Nacionales

Joy Nacionales

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Elijah D Nacionales and Joy Nacionales, 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 ~~Antioch, Tennessee~~ Los Angeles, California 7/19/04, this 19th day of July, 2004.

Notary Public

My Commission Expires: Dec. 22, 2006

SALLY A. GIUSA
Commission # 1391273
Notary Public - California
Los Angeles County
My Comm. Expires Dec 22, 2006

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 37, on the Plan of Third Revision, Section Two, Belle Forge Village, as shown on plat of record in Book 6900, page 250, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Elijah D Nacionales and wife, Joy Nacionales by Deed of record in Book 8730, Page 441, recorded 09/15/1992, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.