WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 2004

Notary Public

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

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

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dania E. Penate Mesa (NAME)	Coldwell Banker Mortgage (NAME)	51-12-0-70
327 East Due West Avenue (ADDRESS)	3000 Leadenhall Road (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (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, Carlos Preston and wife Shelly Preston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dania E. Penate Mesa and Alberto Echevarria Gonzalez, wife and husband

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. 6 and the southeasterly part of Lot No. 7 on the Map of George F. Roth's Resubdivision of Lots No. 19 and 23 of Montague Subdivision, not of record, described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, December 16, 1947, as follows:

Beginning at a point in the northeasterly margin of Due West Avenue, 397.5 feet southeast of the margin of Milliken Bend Road; thence northeasterly 200 feet to a point; thence southeasterly 60 feet to the corner of Lots Nos. 8 and 9; thence with the line between said Lots 8 and 9; thence with the line between said Lots, southwesterly 200 feet to the margin of Due West Avenue; thence with the margin of the same northwesterly 60 feet to the corner of Lot Nos. 8 and 9; thence with the line between said lots, southwesterly 200 feet to the margin of Due West Avenue; thence with the margin of same northwesterly 60 feet to the point of beginning.

Being the same property conveyed to Carlos Preston, by deed from Ford Consumer Finance Company, Inc. of record in Book 8691, Page 260, Register's Office for Davidson County, TN.

Shelly Preston, spouse of Carlos Preston, Married, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

Davidson County DEEDWARR
Recvd: 07/27/04 11:50 2pgs
Fees:13.00 Taxes:536.50

20040727-0089645

unimproved ( )
This is improved (X) property, known as 327 East Due West Avenue, Madison, TN 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 my hand this 23rd day of July, 2004

Carlos Preston

Shelly Preston

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 Carlos Preston and wife Shelly Preston

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 Goodlettsville Tennessee, this 2nd day of July 2004

Commission expires 09-22-07

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

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