BK 34

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00 Affiant Subscribed and sworn to before me, this 30th DAY OF July, 2004. Notary Public
B-VELDEZ-04-0418	MY COMMISSION EXPIRES: (AFFIX SEAL)

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
Candelario Valladares		
418 Tampa Drive	(NAME) Same	133-12-104
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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 MARK PATRICK AND WIFE LINDA PATRICK FKA LINDA DEFOOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CANDELARIO VALLADARES, 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:

Land in Davidson County, Tennessee, being Lot No. 58 on the plan of Windsor Park of record in Book 3600, page 64, Register's Office for said County.

Said Lot No. 58 fronts 67.6 feet on the easterly margin of Tampa Drive and extends back 231.07 feet on the the northerly line and 223.40 feet on the southerly line to a dead line in the rear, measuring 68.03 feet thereon.

Being the same property conveyed to Linda S. DeFoor, unmarried, by Deed dated April 30, 1992, and filed for record on May 4th, 1992, in Book 8617, page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 08/05/04 09:53 2pgs
Fees:13.00 Taxes:425.13
20040805-0094114

unimproved ( )
This is improved (X) property, known as 418 Tampa Drive, Nashville, Tennessee 37211
(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 30th day of July, 2004.

Mark Patrick

Mark Patrick

Linda Patrick fka Linda DeFoor

Linda Patrick fka Linda DeFoor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Patrick and Linda Patrick fka DeForr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2004.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903