McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me,
this 2nd day of August, 2004.

Notary Public

My commission expires: 8/14/05

Davidson County DEEDWARR
Recvd: 08/06/04 13:29 2pgs
Fees:13.00 Taxes:488.40
20040806-0095140

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dionisio C. Saravia **Cesar Saravia and Santos A. Saravia**	**Bank of America N.A.**	**Map 148-02-0, Parcel 82**
3340 Jansing Drive	**P.O. Box 1675**	
Nashville, TN 37211	**Coraopolis, PA 15108**	

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

Charles Edwards and wife, Shirley Edwards

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

Dionisio C. Saravia and Cesar Saravia and Santos A. Saravia

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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Luna Heights Subdivision, Section 2, as of record in Book 2900, page 85, Register's Office for Davidson County, Tennessee to which reference is hereby given for a more complete description thereof.

Being the same property conveyed to Charles O. Edwards and Shirley F. Edwards, husband and wife, by Warranty Deed, from A. S. Johnson, Audie Joe Johnson and Aileen Johnson McCord, of record in Book 3163, page 245, Dated December 5, 1960, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Page 85, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 3340 Jansing Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 2nd day of August, 2004.

Charles Edwards

Charles Edwards

Shirley Edwards

Shirley Edwards

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Charles Edwards and wife, Shirley Edwards, the within named sellers, 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 purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2004.



Notary Public

My Commission Expires: 4/14/05