FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC DAVIDSON TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Lazaro Armando Melendez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of August, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lazaro Armando Melendez	New Owner	Map 135
1729 Southwind Drive		Group 01-0
Nashville, TN 37217		Parcel 095.00

FOR AND IN 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

Barbara Gayle Jaggers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lazaro Armando Melendez, married
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. 69A, on the Plan of Resubdivision of Lot 69, Town Park Estates, of record in Instrument 20020709-0082541, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Barbara Gayle Jaggers by Quitclaim Deed from Helen Marie White, of record in Book 10181, Page 3, dated September 5, 1996, Register's Office for said County. See also deed of record in Book 3460, Page 447, Register's Office for said County.

This conveyance is made subject to: (1) 2004 County Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Instrument 20020709-0082541, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3400, page 120; and Book 3436, page 43, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1729 Southwind Drive, Nashville, TN 37217

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 17th day of August, 2004.

Barbara Gayle Jaggers

Davidson County DEEDWARR
Recvd: 08/18/04 15:34 2pgs
Fees:13.00 Taxes:434.75

20040818-0100027

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 Barbara Gayle Jaggers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 2004.

My Commission Expires: 1-27-07

Notary Public

