364

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 09/07/04 10:00 2pgs
Fees:13.00 Taxes:484.72
20040907-0107490

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 52-3/16

The actual consideration or value, whichever is greater, for this transfer is $ 125,600.00

Jannie Williams
Affiant

Subscribed and sworn to before me this the 25th day of August, 2004.

My Commission Expires: 1-26-08

Stacia L Smith
Notary Public

STACIA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Lenin M. Tenorio and Marina A. Mercado
(Name)
466 Kinsey Boulevard
(Street Address)

Madison, TN 37115

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JANNIE WILLIAMS, unmarried,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **LENIN M. TENORIO and MARIAN A. MERCADO,** husband and wife, hereinafter collectively referred to as the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of East Madison Addition, said plan not of record and being more fully described according to a survey made by K.L. Montoya, dated August 10, 1987, as follows:

Said Lot No. 29 fronts 50 feet along the westerly margin of Kensey Boulevard and extends back between parallel lines 150 feet to a dead line in the rear which measures 50 feet thereon.

Being the same property conveyed to Jannie Williams in Instrument No. 20031017-0154391, Register's Office for Davidson County, Tennessee.

BEING unimproved property known as: 466 Kinsey Boulevard
Madison, TN 37211

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this ___ day of August, 2004.

Jannie Williams

Jannie Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jannie Williams**, unmarried, 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 in Nashville, Tennessee, this 25th day of August, 2004.

Stacia L Smith

Notary Public

My Commission Expires: 1-26-08

STACIA L. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.