WARRANTY DEED

Return to: File Box 9-B
First Title & Escrow Co.,Inc.
#23379

Davidson County DEEDWARR
Recvd: 09/24/04 13:52 2pgs
Fees:13.00 Taxes:480.63

20040924-0115625

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Langer (NAME)	Century Lending Company (NAME)	MAP 104-11K
2118 Fairfax Avenue, #3 (ADDRESS)	9300 Shelbyville, Rd., #810 (ADDRESS)	PARCEL 3
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Louisville, KY 40222 (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, Pearlie June R. Salvador, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Langer and wife, Jean Langer

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3 on the plan of Fairfax Square, of record in Book 6506, page 1, Exhibit "C", amended in Book 6748, page 758 and Book 6962, page 129, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Pearlie June R. Salvador by deed dated 4/16/99 from Judith Elaine Atkinson of record in Book 11439, page 604, Register's Office for Davidson County, TN.

Subject to covenants, conditions and restrictions in Master Deed of record in Book 6506, page 1; Book 6748, page 758 and Book 6962, page 129, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2118 Fairfax Avenue, #3, Nashville, TN 37212
(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 20th day of September, 2004

Pearlie June R. Salvador By [signature] ATTORNEY IN FACT

Pearlie June R. Salvador
by Arturo J. Salvador by Power of Attorney of record in Instrument
No. 20040924-0115624, Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On September 20, 2004, before me personally appeared Arturo J. Salvador to me known to be the person who executed the foregoing instrument in behalf of Pearlie June R. Salvador and acknowledged that he executed same as the free act and deed of said Pearlie June R. Salvador for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2004.

My Commission Expires:
1/25/05

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY