Davidson County DEEDWARR
Recvd: 11/03/04 14:57 2pgs
Fees:13.00 Taxes:407.00

20041103-0132738

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jose & Clemencia Aguilar	New Owner	Map 52-6
928 Idlewild Drive		Parcel 120
Madison, TN 37115		12112 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Theodora D. Gammans, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jose Aguilar and wife, Clemencia Aguilar,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Morris Estes Subdivision, of record in Plat Book 5800, page 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Theodora D. Gammans, by deed of record in Instrument No. 20030304-0028606, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters shown on Plan of record in Book 5800, page 347, Register's Office.
3. Easement of record in Book 676, page 356 and Book 903, page 79, said Register's Office.

This is improved property commonly known as 928 Idlewild Drive, Madison, TN 37115.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Tammy J. Sulser
Affiant

Subscribed and sworn to before me this 29th **day of October, 2004.**

J. Annette Maples
Notary Public

My Commission Expires:_____

ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27 day of October, 2004.

Theodora D. Gammans

Theodora D. Gammans

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 **Theodora D.. Gammans**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of October, 2004.

BARBARA A. WEBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072