Davidson County DEEDWARR
Recvd: 11/03/04 15:46 2pgs
Fees:13.00 Taxes:414.40

20041103-0132811

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

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

Notary Public
My commission expires:

LEON SHARBER NOTARY PUBLIC SUMNER COUNTY, TENNESSEE

05-0410-61919

Address of New Owner:	Send Tax Bills to:	Tax Information
Santos Victorina Ortiz	Guaranty Residential Lending, Inc.	052-050-123.00
913 Denson Avenue	P.O. Box 2198	
Madison TN 37115	Austin, TX 78768-2198	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frances Wade Kelly Kent and James Wilton Wade and Ronda Anice Wade Tighe, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Santos Victorina Ortiz and Santos Felicita Ortiz, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 16 and all of Lot No. 17 on the plan of Revised Plan of Block "K", Power and Roth Subdvision of Madison Park, of record in Plat Book 974, Page 38, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilton Wade and wife, Mazelle Wade by deed from J.E. Horton and wife, Ora F. Horton, dated 8/9/55, recorded 8/15/55, of record in Book 2445, Page 241, Register's Office for Davidson County, Tennessee. Wilton Wade having predeceased Mazelle Wade. Mazelle Wade having since died 10/16/2003, and by will of record in Volume No. 5528/1306292, Probate Court of Davidson County, Tennessee, subject property was devised to James Wilton Wade, Frances Wade Kelly Kent, and Ronda Anice Wade Tighe.

Linda Frances Wade Kelly Kent and Frances Wade Kelly Kent are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 913 Denson Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of October, 2004.

Frances Wade Kelly Kent

Frances Wade Kelly Kent

Ronda Anice Wade Tighe
By: Frances Wade Kelly Kent, AIF
Frances Wade Kelly Kent, Attorney-in-Fact

James Wilton Wade
James Wilton Wade
By: Frances Wade Kelly Kent, AIF
Frances Wade Kelly Kent, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frances Wade Kelly Kent, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of October, 2004.

Katherine Lee

State of Tennessee at Large

My Commission expires 9/22/2007

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Frances Wade Kelly Kent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Ronda Anice Wade Tighe and that he/she is authorized by Ronda Anice Wade Tighe to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 29th day of October, 2004.

Katherine Lee

Notary Public at Large

My commission expires: 9/22/2007

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Frances Wade Kelly Kent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for James Wilton Wade and that he/she is authorized by James Wilton Wade to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 29th day of October, 2004.

Katherine Lee

Notary Public at Large

My commission expires: 9/22/2007

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.