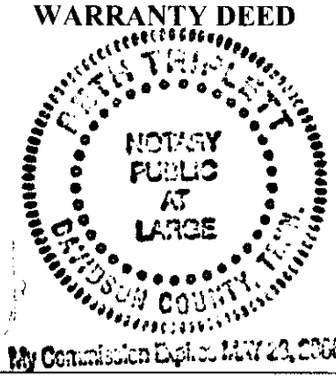
#98121 Box B

WARRANTY DEED



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,900.00**

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF OCTOBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chuy A. Avila	new owner ~~**CTX Mortgage Company LLC**~~	**183-05-0-A 080.00 CO**
(NAME)	(NAME)	
804 Colo Place	~~**801 94th Avenue**~~	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	~~**St. Petersburg, FL 33702**~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/08/04 13:28 2pgs
Fees:13.00 Taxes:536.13

20041108-0134364

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, **Arnold J. Levy**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chuy A. Avila**, 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:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of October Woods Phase One, Section Three, of record in Plat Book 7900, Page 909, and amended in Book 9700, Page 229, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Arnold J. Levy** by deed of record in Instrument 20031003-0146569, re-recorded in Instrument No. 20031024-0157328, Register's Office for **Davidson** County, Tennessee.

J.J. Love executes this instrument on behalf of Arnold J. Levy as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument *, in the Register's Office for Davidson County, Tennessee. * 20041104-0134363

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **804 Colo Place, Antioch, TN 37013**

(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/our hand(s)** this **29th day of October, 2004**.

Arnold J. Levy

Arnold J. Levy by J.J. Love Atty In Fact

State of Tennessee County of Davidson

On this 29th day of October, 2004 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of Arnold J. Levy, and acknowledged that he executed the same as the free act and deed of the said J.J. Love, through Power of Attorney granted J.J. Love, by the said Arnold J. Levy.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.