BCCLY

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/04 09:36 2pgs
Fees:13.00 Taxes:226.07
20041129-0141220

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $61,100.00.

Affiant

Subscribed and sworn to before me this 21st day of October, 2004

Notary Public
My Commission expires: (Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
A & G Properties, LLC	SAME	94-01-391
1502 Long Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephanie Machado**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **A & G Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 202 on the plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephanie R. Machado, by deed from Katherine C. Larue, a widow, on September 23, 2004, of record in Instrument Number 20040929-0117330, Register's Office for Davidson County, Tennessee. The said Alfred Machado joins in this conveyance to convey any interest that he may have in said property, particularly any marital interest.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 130, Register's Office Davidson County, Tennessee.

This is improved property known as: **1502 Long Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 21, 2004.

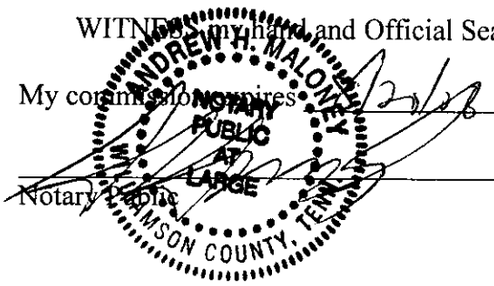
Stephanie Machado

Alfred Machado

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephanie Machado and Alfred Machado** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 21, 2004



My commission expires 2/26

Notary Public