WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 10:08 2pgs
Fees:13.00 Taxes:454.73

20041202-0143476

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of November, 2004

Notary Public

MY COMMISSION EXPIRES: 1-18-05
(AFFIX SEAL)

LEON C. HARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hector A. Villalta Del	Guaranty Residential Lending	Map 120
743 Winthorne Drive	900 Circle 75 Pkwy., Ste. 1550	Group 1
Nashville, TN 37217	Atlanta, GA 30339	Parcel 30

FOR AND IN 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

Nimrod R. McDade, III and wife, Geraldine V. McDade

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hector A. Villalta Del

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:

BEING Lot No. 321, on the Plan of Glengarry Park, Section Three, of record in Plat Book 2900, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nimrod R. McDade, III and Geraldine V. McDade, husband and wife, by deed from Brian Oscar West and Cynthia Jean West, husband and wife, of record in Record Book 9394, Page 352, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2960, Page 5 and Book 2743, Page 231, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 25, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 743 Winthorne Drive, Nashville, TN 37217

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 our hands this 29th day of November, 2004.

Nimrod R. McDade, III

Geraldine V. McDade

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 Nimrod R. McDade, III and wife, Geraldine V. McDade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 2004.

My Commission Expires: 01/29/05

Notary Public

