McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/05 13:39 2 pgs
Fees:13.00 Taxes:458.80
20050103-0000591

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$124,000.00.**

Jan A. Smith
Affiant

Subscribed and sworn to before me this 30 day of December 2004

Notary Public
My Commission expires: 9-29-07
(Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Rosendo Taboada	New Owner	162-050-110.00
294 Ocala Drive		
Nashville, TN 37211		

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, **Autumn J. Morris, a married person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rosendo Taboada**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 189 on the plan of Hickory Valley, Section 1, of record in Book 4175, page 75, 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 Autumn J. Morris, a married person, by deed from Household Financial Center, Inc., on April 20, 2004, of record in Instrument Number 20040505-0051333, Register's Office for Davidson County, Tennessee. Robert Morris joins in this conveyance to convey any marital interest he may have in this property.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4175, page 75, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4353, page 54, Book 4570, page 493, Book 4630, page 548, and Book 5967, page 773, Register's Office for Davidson County, Tennessee.

This is improved property known as: **294 Ocala Drive, Nashville, TN 37211**

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 December 30, 2004.

Autumn J. Morris

Robert Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Autumn J. Morris and Robert Morris** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 30, 2004

My commission expires 9-22-07

Notary Public

