WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 29, 2005.
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HUGO BALCAZAR-DIAZ	ACCESS NATIONAL MORTGAGE	91-1-A-5CO
(NAME)	(NAME)	
687 PARK STREET	1800 ROBERT FULTON DR.	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	RESTON STE 350 VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, HODGES & SON, INC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUGO BALCAZAR-DIAZ, a single person, 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. 5 ON THE PLAN OF PARKHAVEN SUBDIVISION OF RECORD IN INSTRUMENT NO. 20031104-0161788 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO HODGES & SON, INC. BY DEED FROM PENELOPE R. LANE AND CLIFFORD R. LANE DATED 03/28/03 OF RECORD IN INSTRUMENT NO. 20030328-0041173 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 687 PARK STREET, NASHVILLE, TN 37209

(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 hand this 30th day of December, 2004.

HODGES & SON, INC.

By: Dennis Hodges Pres

Davidson County DEEDWARR
Recvd: 01/06/05 12:11 2 pgs
Fees:13.00 Taxes:473.60

20050106-0002243

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared DANNIE HODGES, PRESIDENT OF HODGES & SON, INC., with whom I am personally acquainted, and who, upon oath, acknowledged HIMself to be the PRESIDENT OF SAID CORPORATION and who executed the foregoing instrument for the purpose therein contained, and that he executed the same as President and his own free act and deed

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

