#9135 Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A. Arite	New Century Mortgage Corp.	119-14-33
(NAME)	(NAME)	
262 Tanksley Avenue	3109 W. Dr. Martin Luther King, Jr. Blvd. Ste 300 3rd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Tampa, FL 33607	
(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, William R. Mackel and wife, Brenda R. Mackel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel A. Arite, unmarried, 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. 2 of Block "B" on the Plan of Woodbine Courts, Section No. 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:
Beginning on the northerly margin of Tanksley Avenue at the corner of Lots No. 1 and 2; thence with the line between said two lots, Northwardly 155.5 feet to the common corner of Lots No. 1, 2, 28 and 29; thence with the line between Lots No. 2 and 28, Eastwardly 75 feet to the common corner of Lots No.2, 3, 27, and 28; thence with the line between Lots No. 2 and 3, Southwardly 155.5 feet to the northerly margin of Tanksley Avenue; thence with said Avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed to William R. Mackel and wife, Brenda R. Mackel, by deed of record in Book 9483, Page 698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 262 Tanksley Avenue, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 01/06/05 13:48 2 pgs
Fees:13.00 Taxes:379.25
20050106-0002417

Witness our hands this 27th day of December, 2004.

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* William R. Mackel
William R. Mackel

* Brenda R. Mackel
Brenda R. Mackel

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 Willaim R. Mackel and Brenda R. Mackel 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of December, 2004.

Commission expires: May 28, 2006

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Notary Public

