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WARRANTY DEED

Davidson County · DEEDWARR
Recvd: 01/10/05 09:13 2 pgs
Fees:13.00 Taxes:473.60

20050110-0003250

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Cecilio Valle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
29th DAY OF December 2004

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: January 18, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecilio Valle (NAME)	Guaranty Residential Lending (NAME)	MAP: 120-05
508 Glengarry Drive (ADDRESS)	213 Overlook Circle (ADDRESS)	PARCEL: 132.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Emma N. Sturgeon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecilio Valle and Rosa E. Morales

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. 143 on the Plan of Glengarry Park, Section I, of record in Book 2663, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 143 fronts 80 feet on the southeasterly side of Glengarry Drive and extends back 214.9 feet on the northeasterly line and 219.7 feet on the southwesterly line to a rear line, measuring 80.3 feet thereon.

For source of title reference is made to Book 2924, Page 595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

The said Ishmael D. Sturgeon having since died.

Emma Gladys Nelson Sturgeon and Emma N. Sturgeon being one and the same person.

unimproved ( )
This is improved (X) property, known as 508 Glengarry Drive, Nashville, Tennessee 37217
(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 29th day of December 2004

Emma N. Sturgeon by Ishmael Joseph Sr attorney in fact

Emma N. Sturgeon

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, Emma N. Sturgeon

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 29th day of December, 2004.

Commission expires January 18, 2005

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 29th day of December, 2004, before me the undersigned Notary Public, personally appeared Jeremiah Joseph Rice, known to me or satisfactorily proven to be the person whose name is subscribed as attorney in fact for Emma N. Sturgeon, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1-18-05
My commission expires:

Leon Sharber
Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE