Davidson County DEEDWARR
Recvd: 01/12/05 11:13 2 pgs
Fees:13.00 Taxes:317.83

20050112-0004508

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Affiant

SPENCER R. TALBITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 30th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES JAN 27, 2007 (AFFIX SEAL)

B-VALDEZ-04-2607

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luz Maria Solis	Guaranty Residential Lending,	
2607 Malden Drive (ADDRESS)	1300 S. Mopac Expressway (NAME) (ADDRESS)	119-7-92
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Austin, TX 78746-6947 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GLORIA FEINSTEIN-THOMPSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LUZ MARIA SOLIS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 59, ON THE MAP OF LAUREL ACRES SUBDIVISION, OF RECORD IN BOOK 2133, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 59 FRONTS 77 FEET ON THE WESTERLY SIDE OF MALDEN DRIVE, AND EXTENDS BACK 200 FEET ON THE NORTH LINE, AND 228.1 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR MEASURING 82.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. FEINSTEIN AND WIFE, GLORIA FEINSTEIN BY WARRANTY DEED FROM DONELSON HOME BUILDERS, INC., A TENNESSEE CORPORATION RECORDED THE 24TH DAY OF FEBRUARY, 1955 IN DEED BOOK 2344, PAGE 17, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ROBERT E. FEINSTEIN HAVING SINCE BEEN DECEASED. GLORIA FEINSTEIN IS NOW KNOWN AS GLORIA FEINSTEIN-THOMPSON.

SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO PROPERTY NOT BEING THEIR PRIMARY RESIDENCE.

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

unimproved ( )
This is improved (X) property, known as 2607 Malden Drive, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of December, 2004.

X Gloria Feinstein Thompson
Gloria Feinstein-Thompson

STATE OF Tennessee
COUNTY OF Davidson

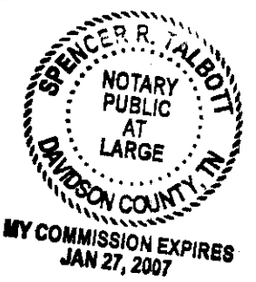
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Feinstein and Gloria Feinstein, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903