Davidson County DEEDWARR
Recvd: 03/03/05 10:56 2 pgs
Fees:13.00 Taxes:403.30

20050303-0023477

WARRANTY DEED

B-OSM-04-0809

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Patty Persons
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: SEPT. 30 2006

(AFFIX SEAL)

GINA A. MORROW NOTARY PUBLIC DAVIDSON CO., TN MY COMMISSION EXPIRES

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
Marvin E. Padilla	NEW OWNER	
809 ~~Oakland~~ Wood Terrace Drive (ADDRESS)	(NAME) (ADDRESS)	148-8-67
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(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 MIGUELANGEL ACEVEDO AND JENNIFER A. ACEVEDO, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARVIN E. PADILLA, AN UNMARRIED PERSON, 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:

Lot 63, OAKWOOD TERRACE, SECTION ONE, as shown on plat of record in Plat Book 4460, Page 54 and 55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Miguelangel Acevedo, unmarried by Warranty Deed from Ray E. Williams and wife, Debra Williams, recorded the 25th day of April, 1996 in Deed Book 10027, Page 377, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 809 ~~Oakland~~ Wood Terrace Drive, Antioch, Tennessee 37013
(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 28th day of February, 2005.

Miguelangel Acevedo

Jennifer A. Acevedo

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miguelangel Acevedo, 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 28TH day of February, 2005

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903