Davidson County DEEDWARR
Recvd: 03/11/05 14:03 2 pgs
Fees:13.00 Taxes:472.61

20050311-0027308

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2008

05-0502-62083

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $127,732.00

Felicitas I. Spence
Affiant

Subscribed and sworn to before me, this 8th day of March, 2005.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose Granados 905 N. Graycroft Madison TN 37115	Countrywide Home Loans 2021 N. Gallatin Rd. Suite 280 Madison, TN 37115	42-3-0-042

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Felicitas I. Spence, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose L. Granados and wife, Reina B. Hernandez, hereinafter called the Grantees, their successors 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. 42 on the plan of Primrose Acres of record in Plat Book 2663, Page 107, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Spence and Felicitas I. Spence by deed from Joseph R. Phillips and wife, Sylvia Ruth Phillips, dated 8/4/72, recorded 8/18/72, of record in Book 4629, Page 409, Register's Office for Davidson County, Tennessee. Robert A. Spence having since died 12/9/72.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 905 N. Graycroft Ave., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of March, 2005.

Felicitas I. Spence

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Felicitas I. Spence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of March, 2005.

Notary Public
State of Tennessee at Large

My Commission expires

5/28/2006

