Davidson County DEEDWARR
Recvd: 03/24/05 08:59 2 pgs
Fees:13.00 Taxes:147.26
20050324-0031942

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20250B

MAP/GROUP/PARCEL:
043-12-0/039.00

NEW OWNER'S NAME AND ADDRESS:
RAY MORALES
P.O. BOX 266
MADISON, TENNESSEE 37116

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DONNA L. JONES, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto RAY MORALES, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF MYATT AND EAGAN'S SUBDIVISION OF LOT NO. 8 AND THE WESTERLY PART OF LOT NO. 9 OF ANDERSON ESTATES, OF RECORD IN BOOK 1424, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

The subject property is commonly known as 133 EAGAN CIRCLE, Madison, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Book 9577, Page 986, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DONNA L. JONES

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DONNA L. JONES, AN UNMARRIED WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 11th day of MARCH, 2005.

NOTARY PUBLIC

My Commission Expires: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $39,800.00.

AFFIANT

Sworn to and subscribed before me, this the 11th day of March 2005.

NOTARY PUBLIC

My Commission Expires: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY