Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/05 11:22 2 pgs
Fees:13.00 Taxes:148.00
20050413-0041054

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 2005

Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

LAURI A. BEASLEY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Loyola	same	MAP 147-7
(NAME)	(NAME)	
357 FLORA MAXWELL		PARCEL 117
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(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, Duiel Overton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Loyola and wife, Liliana Barra

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:

Land in the 5th, formerly the 7th Civil District of said County, being the westerly one-half of Lot No. 3 in the subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z. J. Wilkinson, Surveyor, March 12, 1948, at follows:

Beginning on the northerly margin of an 18 foot road at the southeast corner of property conveyed to Alfred Whitlow by deed from Chester Maxwell and wife, of record in Book 1681, page 505, Register's Office for said County.

Said point of beginning being the corner of Lot Nos. 2 and 3; thence with the line between said lots northwardly 115.3 feet; thence eastwardly 50 feet to a point; thence with the line between said lots southwardly 115.3 feet to the northerly margin of an 18 foot road; thence with the northerly margin of said road, westwardly 50 feet to the beginning.

Being the same property conveyed to Sadie Whitlow by deed from Alfred Whitlow of record in Book 2860, page 385, Register's Office for Davidson County, TN. The said Sadie Whitlow (now Overton) having died and Duiel Overton being her sole heir at law pursuant to the Affidavit of Heirship recorded in Instrument No. 20021024-0130585, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 357 Flora Maxwell, Nashville, TN 37211
(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 6th day of April, 2005

Duiel Overton

Duiel Overton

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 Duiel Overton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of April 2005.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

LEGAL DESCRIPTION CONTINUATION

INFORMATION CONCERNING THE DESCRIPTION OF PROPERTY WAS TAKEN FROM PREVIOUS DEED AND NO SURVEY WAS FURNISHED TO PREPARER OF DEED.

TAXES FOR THE YEAR 2005 ARE PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN.

THE LEGAL DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.