RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43817 File Box "7"

Davidson County DEEDWARR
Recvd: 04/18/05 15:34 2 pgs
Fees:13.00 Taxes:192.40

20050418-0043035

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Caldwell	SAME	83-3-63
1115 Porter Road		27w 23900
Nashville, TN, 37206		

FOR AND IN 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, I/WE,

Michael Oquendo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Caldwell

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 situated in Davidson County, State of Tennessee, to wit:

TRACT or parcel of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the point of the intersection of the north line of Greenwood Avenue and the west line of Porter road; thence westwardly along said north line of Greenwood Avenue, a distance of seventy seven (77) feet to a point in the lot line between Lots 7 and 8 of the revised plan of Sharpe Horns Fifth Addition, See Plan Book 332, Page 70, Register's Office of Davidson County, Tennessee; thence northwardly along the lot line between Lots 7 and 8, a distance of 125.72 feet to a point; thence eastwardly forming an interior angle of 74 deg. 12' a distance of 108.32 feet to a point in the west line of Porter Road; thence southwardly along said west line of Porter road, a distance of 100 feet to the point of beginning, containing 10,256.1 square feet.

The covenants contained in said deed are incorporated herein and transferred subject thereto, together with the easements and restrictions thereon.

BEING the same property ocnveyed to Michael Oquendo by Warranty Deed from Robert Ausbrooks and wife, Lucy Ausbrooks, of record in Instrument Number 20031114-0166399, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor any spouse of his.

Unimproved ( )
This is improved (X) property known as 2039 Greenwood Avenue, Nashville, TN 37206 (This property is also known as 1200 Porter Avenue, Nashville, Tennessee 37206

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/our hand(s) this 15th day of April, 2005

Michael Oquendo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Michael Oquendo, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2005

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006