WARRANTY DEED

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 79,500.00

Pam S Hoover
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF APRIL, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00703

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Herbert Rodriguez Amaya	First Franklin	MAP:107-14-0
1015 Kipling Drive	112 Townpark Drive, Suite G150	Parcel:125.00
Nashville, TN 37217	Kennesaw, GA 30144	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THERESA A. MAJORS, NOW HALL AND HUSBAND, CHRIS HALL

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

HERBERT RODRIGUEZ AMAYA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1015 Kipling Drive, Nashville, TN 37217

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hands hand on the 18th day of April, 2005.

Theresa A. Majors

Theresa A. Majors, now Hall

CHRIS HALL

Davidson County DEEDWARR
Recvd: 04/21/05 14:34 2 pg
Fees:13.00 Taxes:294.15

20050421-0044634

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, THERESA A. MAJORS, NOW HAL AND CHRIS HALL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of April, 2005.

Notary Public _____

My Commission Expires: _____

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 169 ON THE PLAN OF MIRO MEADOWS OF RECORD IN PLAT BOOK 1424, PAGES 94 AND 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY DEED FROM RICHARD A. JEFFRIES, ADMINISTRATOR, CTA, FOR THE ESTATE OF ROSE V. JEFFRIES, DECEASED TO JEREMY D. MAJORS AND WIFE, THERESA A. MAJORS AS RECORDED ON DECEMBER 8, 1998, IN BOOK 11242, PAGE 196; AND BY QUITCLAIM DEED FROM JEREMY D. MAJORS TO THERESA A. MAJORS AS RECORDED ON APRIL 17, 2000 IN INSTRUMENT NO. 200004170038486, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THERESA A. MAJORS, HAVING SINCE MARRIED, PROPERTY IS NOW VESTED IN TERESA M. HALL.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.