PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

20B

The actual consideration or value, whichever is greater, for this transfer is $ 83,500.00.

Tammy D Sulcer
Affiant

Davidson County DEEDWARR
Recvd: 04/26/05 12:33 2 pg:
Fees:13.00 Taxes:308.95
20050426-0046418

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Subscribed and sworn to before me, this the 22nd day of April, 2005.

Doris Coley
Notary Public:
My Commission Expires: 10/26/05

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Julio Molina and Teresa Ortega 1102 Riverwood Drive Nashville, TN 37206	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	72-9-185

FOR AND IN 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, **Elizabeth Ann Cartwright, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Julio C. Molina and Teresa Ortega, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING the Westerly half of Lot No. 10 on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.
BEING the same property conveyed to Mary Sue Cartwright, unmarried, by Warranty Deed from Holly R. Caldwell, Executrix of the Estate of Dora S. Marsh, dated April 7, 1980, Recorded April 8, 1980 in Book 5588, Page 315, Register's Office for Davidson County, Tennessee and thence to Elizabeth Ann Cartwright by Quitclaim Deed from Mary Sue Cartwright, dated June 6, 1985, recorded August 9, 1985, in Book 6626, Page 592, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **1005 Delmas Avenue, Nashville, TN 37216**

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. Grantors covenant with said Grantees that they are 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 encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 22nd day of April, 2005.

Elizabeth Ann Cartwright
Elizabeth Ann Cartwright

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 Elizabeth Ann Cartwright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of April, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075