Davidson County DEEDWARR
Recvd: 04/29/05 14:36 2 pgs
Fees:13.00 Taxes:447.70
20050429-0047957

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN02490

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-25-2006

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Reyes Acuna 453 Benita Drive Nashville, TN 37211	Franklin American Mortgage Co. 501 Corporate Centre Drive #400 Franklin, TN 37067	133-08-0-039.00

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, WE,

Wanda Joyce Bateman, Trustee, U/A/D Juanuary 31, 2000, of the Wanda Joyce Bateman Revocable Living Trust Agreement

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

Jose Reyes Barron Acuna, married

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 Davidson County, Tennessee, being Lot No. 30 on the Plan of Windsor Park of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said lot fronts 76 feet along the curving northwesterly margin of Benita Drive and runs back 187.21 feet on the southwesterly line and 210 feet on the northeasterly line to a line at the rear measuring 99.83 feet thereon.

Being the same property conveyed to Wanda Joyce Bateman, Trustee U/A/D January 31, 2000 of the Wanda Joyce Bateman Revocable Living Trust Agreement, by Quitclaim Deed from Wanda Joyce Bateman, individually, dated 1-31-00 and recorded 2-14-00 in Instrument No. 200002140014704, and being the same property previously conveyed to Wanda Joyce Bateman, single, by Warranty Deed from Windsor Development Company, dated 7-28-67 and recorded 8-7-67 in Book 4157, page 337, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 3792, page 445, as amended in Book 3816, page 784, in the Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Book 3312, page 560, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **453 Benita Drive, Nashville, TN 37211**
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 our hands this 28th day of April, 2005.

Wanda Joyce Bateman, Trustee

Wanda Joyce Bateman, Trustee U/A/D Juanuary 31, 2000, of the Wanda Joyce Bateman Revocable Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Joyce Bateman, Trustee, U/A/D Juanuary 31, 2000, of the Wanda Joyce Bateman Revocable Living Trust Agreement, 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 at Brentwood, Tennessee, this 28th day of April, 2005.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006