WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$102,500.00**

Affiant

Subscribed and sworn to before me, this of April, 2005.

Notary Public

My commission expires: 07/06/08

(AFFIX SEAL)

DENISE T. TIGNOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jose Angel Ventura **Maria Juanita Perez Rodriquez**	**SAME**	**43-6-0-129.00**
645 Anderson Lane		Davidson County DEEDWARR Recvd: 05/02/05 15:41 2 pgs Fees:13.00 Taxes:379.25
Madison, TN 37115		20050502-0048733

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

Teresa Pomeroy and, Patricia Jaynes and, and Rebecca Weatherly

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

Jose Angel Ventura and, Maria Juanita Perez Rodriquez

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. 53 on the Plan of Farview Section Two, as of record in Book 3600, page 6, Register's Office for said County.

Said Lot No. 53 fronts 75 feet on the northerly side of Anderson Lane and extends back 112.8 feet on the easterly line and 148.7 feet on the westerly line to a dead line in the rear, which is a broken line, on which it measures 94.9 feet.

Being the same property conveyed to Vera L Weatherly by deed from Charlene Reeder, dated 04/03/1967, of record in Book 4116, page 948, Register's Office for Davidson County, Tennessee. The said Vera L Weatherly died intestate, a resident of Davidson County, Tennessee leaving as her heirs, her three daughters, Teresa Pomeroy, Patricia Jaynes and Rebecca Weatherly, the Grantors herein who take title to the property by intestate succession.

This is improved (_X___) Unimproved (____) property, known as **645 Anderson Lane, Madison, TN 37115**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 27 day of April 2005.

Teresa Pomeroy
Teresa Pomeroy

Patricia Jaynes
Patricia Jaynes

Rebecca Weatherly by Patricia Jaynes as Attorney in Fact
Rebecca Weatherly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Teresa Pomeroy and, Patricia Jaynes ###, ##### ######## ########## ########## by,** the within named sellers, 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, at office, this

Notary Public

My Commission Expires:_____

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Patricia Jaynes as Power of Attorney for Rebecca Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Patricia Jaynes is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this the 27 day of April 2005.

Notary Public

My Commision Expires:

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006