WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/05 08:47 2 pgs
Fees:13.00 Taxes:423.65

20050511-0052992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2005.

Notary Public:

MY COMMISSION EXPIRES: ~~01/24/09~~ 7-19-08
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jose A. Molina	Market Street Mortgage	Map 165
3916 Pepperwood Drive	213 Overlook Circle, Ste. A4	Group 13-0-A
Antioch, TN 37013	Brentwood, TN 37027	Parcel 124 CO

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

Kennith B. Waldrop and wife, Janiece T. Waldrop

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jose A. Molina and Doris Hernandez

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:

BEING Lot No. 464, on the Plan of Peppertree Forest, Section Ten, of record in Plat Book 7900, Page 938, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kennith B. Waldrop and wife, Janiece T. Waldrop by deed from Allen Earps and wife, Betty Earps, of record in Book 9877, Page 851, said Register's Office.

This conveyance is subject to Covenants, Conditions, Restrictions and By-Laws of record in Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 8757, Page 623; Book 9684, Page 162, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 938, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3916 Pepperwood Drive, Antioch, TN 37013

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 3rd day of May, 2005.

Kennith B. Waldrop

Janiece T. Waldrop

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 Kennith B. Waldrop and wife, Janiece T. Waldrop, 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 Nashville, Tennessee, this 3rd day of May, 2005.

My Commission Expires: 01/24/09

Notary Public

