JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

WARRANTY DEED

B-CASH-05-612

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caliten Investments, LLC	New Owner	
612 Westcrest Drive	(NAME)	147-10-0 102.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANK M. CONTRERAS AND VIRGINIA S. CONTRERAS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CALITEN INVESTMENTS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that 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. 224 ON THE PLAN OF WHISPERING HILLS, SECTION 2-A, AS OF RECORD IN BOOK 2331, PAGE 132, SAID REGISTER'S OFFICE.

SAID LOT NO. 224 FRONTS 70 FEET ON THE EASTERLY SIDE OF WESTCREST DRIVE AND RUNS BACK BETWEEN LINES 174.7 FEET ON THE NORTHERLY LINE, AND 190.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 98 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FRANK M. CONTRERAS AND VIRGINIA S. CONTRERAS BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION, A CORPORATION, RECORDED ON NOVEMBER 29, 1989 IN BOOK 7993, PAGE 783, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 612 Westcrest Drive, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of May, 2005.

Frank M. Contreras

Virginia S. Contreras

Davidson County DEEDWARR
Recvd: 05/13/05 11:00 2 pgs
Fees:13.00 Taxes:377.40

20050513-0054245

STATE OF ~~Tennessee~~ Arizona
COUNTY OF ~~Davidson~~ Yavapai

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank M. Contreras and Virginia S. Contreras, the within named bargainor, 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 the ~~3~~5th day of May, 2005.

Nancy J Amann
Notary Public

My Commission Expires: 5.5.07

(SEAL)

OFFICIAL SEAL
NANCY J. AMANN
NOTARY PUBLIC - State of Arizona
YAVAPAI COUNTY
My Comm. Expires May 5, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903