McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,220.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2005.

Notary Public

My commission expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 05/18/05 12:58 2 pg
Fees:13.00 Taxes:1229.21
20050518-0056160

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William J. Arnold **Rosario S. Arnold**	**SunTrust Mortgage, Inc.**	**Map 83-10, Parcel 259 & 368**
1709 Forrest Avenue	**PO Box 57028**	
Nashville, Tennessee	**Irvine, CA 92619-7028**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE 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 ACKNOWLEDGE, WE,

Lesley R. Ochoa, and husband, Aaron Ochoa, and Tracey L. DeWire, an unmarried woman,

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

William J. Arnold and Rosario S. Arnold, husband and wife

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 the easterly one-half of Lot No. 83 on the Plan of the Subdivision of Lockeland-Chadwell Homeplace, of record in Book 57, page 135, Register's Office for said County, to which reference is hereby made for a more complete description. (Map/Parcel: 83-10-259)

Being the same property conveyed to Lesley R. Ochoa, married and Tracey L. DeWire, unmarried, by Warranty Deed, from Ronnie Kelley, married, of record in Instrument #200003220029173, Dated March 17, 2000, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the westerly 15 feet of the easterly 50 feet of the northerly 50 feet of lot No. 83 on the plan of Lockeland, Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee. Said part of Lot No. 83 fronts 15 feet on the southerly side of the first alley north of Forrest Avenue and runs back between parallel lines 50 feet to a dead line. Being part of the property conveyed to Thurman E. Fitts and wife, Ollie M. Fitts, by deed from Mary M. McAdoo, of record in Book 1675, Page 122, Register's Office for Davidson County, Tennessee. for further reference, see Book 2026, Page 54. This is the 15' by 50' plot located at the rear of 1709 Forrest Avenue. See NES drawing #21135B, attached hereto. (Map/Parcel: 083-10-0-368.00)

Being the same property conveyed to Aaron Ochoa, married, by Quitclaim Deed, from Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board of said Government, of record in Instrument #20040107-0002896, Dated February 7, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 135, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 5066, Page 36, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1709 Forrest Avenue, Nashville, Tennessee.

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 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 my/our hand(s) this 13th day of May, 2005.

Lesley R. Ochoa

Tracey L. DeWire

Aaron Ochoa

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Lesley R. Ochoa, a married woman, and Tracey L. DeWire, an unmarried woman, and Aaron Ochoa, a married man, the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 13th day of May, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:_____

File #: **05241-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027