Box 13
#9882

Davidson County DEEDWARR
Recvd: 06/02/05 15:09 2 pgs
Fees:13.00 Taxes:500.24
20050602-0062689

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2008

03-0505-32763

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,200.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 24th day of May, 2005.

Notary Public
My commission expires: 5/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Mario Cortez 1901 Port James Circle Antioch, TN 37013	Volunteer Trust Mortgage Corporation 301 S. Perimeter Park Dr. Ste 125 Nashville Tn. 37211	165-09-0-A-005.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Keith Douglas and wife, Christina Douglas, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mario Cortez, an unmarried person, and Xenia Aleman Membreno, an unmarried person, hereinafter called the Grantees, their successors 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. 5 on the Plan of Section One, Lakewood Village, of record in Book 9700, Page 555, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Keith Douglas and wife, Christina Douglas, by deed from James A. Ford and wife, Zoraida V. Ford, dated June 30, 1999, and of record in Book 11558, Page 58, Register's Office for Davidson County, Tennessee and being the same property conveyed to Keith Douglas and wife, Christina Douglas by Deed of Correction from Fischer-Ford Group, LLC, of record in Instrument No. 20011119-0126945, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1901 Port James Circle, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of May, 2005.

Keith Douglas

Christina Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keith Douglas and Christina Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of May, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09