Davidson County DEEDWARR
Recvd: 06/06/05 08:03 2 pgs
Fees:13.00 Taxes:462.50
20050606-0063767

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jose Luis Rodriguez, et ux	WMC Mortgage	Map 51-03
709 Vantrease Rd.	6320 Canoga Ave.	Parcel 10
Madison, TN 37115	Woodlawn Hills, CA 91367	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, STEVEN P. WILES and wife, NORMA G. WILES, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JOSE LUIS RODRIGUEZ and wife, THELMA JEWELEAN RODRIGUEZ, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: LAND in Davidson County, Tennessee, being the easterly 100 feet of Lots Nos. 90 to 98 inclusive of Block "A" on the plan of Marthonna, not of record, described partly according to a survey made by J. A. Mefford, surveyor, December, 1937, as follows: BEGINNING on the northerly margin of Vantrease Road, formerly Marthonna Road South, at the southwest corner of Lot No. 9 on the plan of Blair Heights, Section One, as of record in Book 2133, page 18, Register's office for said County; thence with the westerly line of said Lot No. 9, northwardly 225 feet to the corner of Lots Nos. 89 and 90 on said plan of Marthonna; thence with the line between said Lots Nos. 89 and 90, westwardly 100 feet; thence southwardly 225 feet to the northerly margin of said Road; thence eastwardly 100 feet to the beginning.

TRACT 2: BEING the easterly 30 feet of the westerly 327 feet of Lots Nos. 95, 96, 97 and 98 of Block "A" on the Map of Marthonna, not of record, and described according to a copy of a survey thereof by J. A. Mefford, Surveyor, made December 1937, as follows:

Said part of said lots front 30 feet on the north side of Marthonna Road South and extends back between parallel lines 100 feet to a dead line in the rear on which it measures 30 feet.

BEING the same property conveyed to Steven P. Wiles and wife, Norma G. Wiles, by deed from Albert O. Carr and wife, Juanita Carr, of record in Instrument No. 20040520-0059487, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 709 Vantrease Rd., 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, their heirs and assigns, forever.

And we, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

STEVEN P. WILES

NORMA G. WILES

"GRANTEES"

JOSE LUIS RODRIGUEZ

THELMA JEWELEAN RODRIGUEZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN P. WILES and wife, NORMA G. WILES, and JOSE LUIS RODRIGUEZ and wife, THELMA JEWELEAN RODRIGUEZ, 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 the 31st day of May, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of May, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON

My Commission Expires Dec. 6, 2005