RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/15/05 13:49 2 pgs
Fees:13.00 Taxes:305.25

20050615-0068520

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HUGO CESAR PLANTILLAS-RINCON et ux 1315 Little Hamilton Avenue Nashville, Tennessee 37203	Same as new owner	105-07-0-155.00

FOR AND IN CONSIDERATION of the sum of EIGHTY TWO THOUSAND FIVE HUNDRED and NO/100 ($82,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **EDWARD DESPREZ, by and through his lawful-attorney-in-fact, KARLA DESPREZ and wife, KARLA DESPREZ,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **HUGO CESAR PLANTILLAS-RINCON and wife, AMIRA YURIDI,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of the easterly 177.5 feet of Block "C" of the Merritt & Hagan Lands, as of record in Minute Book "N", page 241, of the County Court for Davidson County, Tennessee.

SAID part of said Block fronts 50 feet on the West side of Daisy Street or Little Hamilton Avenue and runs back between parallel lines, 177.5 feet to an alley.

Being the same property conveyed to Edward DesPrez and wife, Karla DesPrez by Warranty Deed from Mike Chisholm, a married man, of record in Instrument No. 20030918-0138321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Minue Book "N, page 241; Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1315 Little Hamilton Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 7th day of June, 2005.

Edward DesPrez

EDWARD DESPREZ

BY: Karla DesPrez attorney in fact

KARLA DESPREZ, his attorney-in-fact

Karla DesPrez

KARLA DESPREZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of June, 2005, before me, appeared Karla DesPrez, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Edward DesPrez, and that said instrument was signed in behalf of the said Kara DesPrez by herself as attorney-in-fact.

Witness my hand at office this the day and year above written.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Karla DesPrez., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of June, 2005.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006