Davidson County DEEDWARR
Recvd: 06/21/05 15:49 2 pgs
Fees:13.00 Taxes:466.20

20050621-0071276

THIS INSTRUMENT WAS PREPARED BY: KIRK C. WAITE, ATTORNEY MOORELAND TITLE COMPANY P. O. BOX 2127 BRENTWOOD, TN 37024-2127 051801	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00 Affiant Subscribed and sworn to before me, this 15th DAY OF June, 2005 Notary Public MY COMMISSION EXPIRES: 7-19-08 (AFFIX SEAL)

LAURA STROUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Warranty Deed

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Wilson	Lira Financial	
402 Pitts Avenue	(NAME) 11111 Hall Road Suite 200	53-16-0
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Utica, MI 48317	079.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NIXON GUTIEREZ AND WIFE, MARIA ROMERO, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MATTHEW WILSON, UNMARRIED, hereinafter called the Grantees, 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, described as follows, To-Witt:

Beginning at a point on the East Margin of Pitts Avenue, said point being the South margin of the G. M. Kilpatrick property; thence with the Kilpatrick Line, South 54 degrees 47 minutes East 286.6 feet to a point in the West Margin of the Kenneth P. Cantrell property; thence with same, South 31 degrees 07 minutes West 64 feet to an iron pin in the North margin of the Anderson Williams property; thence with the same, North 58 degrees 23 minutes West 285.0 feet to an iron pin in the East margin of Pitts Avenue; thence with the same, North 30 degrees 30 minutes East 82 feet to t he point of beginning.

Being the same property conveyd to Nixon A. Gutierrez and Maria R. Romero by Deed of record in Jamie N. Caldwell Walker, dated December 16, 2003 and filed of record in Instrument No. 20031223-0182137, for said Register's Office.

This conveyance is subject to:
1. County taxes for the year 2005 and subsequent years.

unimproved ( )
This is improved (X) property, known as 402 Pitts Avenue, Old Hickory, Tennessee 37138
(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 GRANTEES, their heirs and assigns forever; and we 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 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 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 15th day of June, 2005.

Nixon Gutierez

Maria R Romero
Maria Romero

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Nixon Gutierez and wife, Maria Romero, the bargainor(s), 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 at Old Hickory, Tennessee, this 15th day of June, 2005.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 7-19-08

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 15th day of June, 2005.

My Commission Expires _____

_____
Notary Public

~~RETURN TO:~~ KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127