Davidson County DEEDWARR
Recvd: 06/27/05 14:02 2 pg:
Fees:13.00 Taxes:421.80

20050627-0073646

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
315 Deaderick Street
Am South Center
Suite 1710
Nashville, Tennessee 37238

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Affiant

Subscribed and sworn to before me,
This 30th day of June 15, 2005.

Notary Public

My Commission Expires: 7-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Vidal Turcious-Bunilla 743 Idlewild Drive Madison, TN 37115	Market Street Mortgage Co. P.O. Box 22128 Tampa, FL 33622	52-1-0-B2.C0

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Visuvalingam Vilvarajah,** hereinafter called the Grantor, has bargained and sold, and by these presents doestransfer and convey unto **Vidal Turcious-Bunilla and Maria C. Ramos, as tenants in common**, hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, on the Plan of Covington Place, of record in Plat Book 9700, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description

Being the same property conveyed Visuvalingam Vilvarajah by deed from T & T Building Contractors, LLC of record in Instrument No. 20041123-0140163, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2005 and subsequent years.
2. All matters set forth in Plat of record in Book 9700, page 552, Register's Office for Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 11289, Page 87 and Book 11418, Page 596, Register's Office for Davidson County, Tennessee.
4. Subject to By-Laws of record in Book 11289, Page 607, Register's Office for said County.

This is improved property known as: 743 Idlewild Drive Madison, TN 37115

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th June 2005.

By: _____
Visuvalingam Vilvarajah

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Shoun, a Notary Public of the State and County aforesaid, personally appeared Visuvalingam Vivarajah, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 15th June, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.