20B

This instrument prepared by:
Brenda R. Lehman
Attorney at Law
First American Title Insurance Company
100 Bluegrass Commons
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-828764**

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 06/29/05 11:36 3 pgs
Fees:18.00 Taxes:336.70
20050629-0074707

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-fourth day of June, 2005**, by and between **Bart Comiskey and Atha Comiskey, husband and wife**, parties of the first part, and **Cruz Carabantes and Clara Carabantes, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING TRACT NO. 6 OF BLOCK "B" ON THE PLAN OF WOODLAWN ESTATES, AS SHOWN ON PLAT OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID TRACT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DUPONT AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO BART COMISKEY, A MARRIED MAN BY CASH DEED FROM ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON SEPTEMBER 8, 2004 IN INSTRUMENT NO. 20040908-0108390, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **043-09-0 216.00**

X Improved OR

Unimproved property located at: **112 Dupont Ave., Madison, Tennessee 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Bart Comiskey

Atha Comiskey

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bart Comiskey and Atha Comiskey, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-fourth day of June, 2005.**

Notary Public

My Commission Expires: 2-1-09

Joe Lee Morel
State of Tennessee Notary Public
Sumner County

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Owner's Name: **Cruz Carabantes and Clara Carabantes**

and Address: **112 Dupont Ave.**
Madison, TN 37115

MAP 43-9
PARCEL 216

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Volunteer Trust Mortgage
Corp
301 S. Periometer Park Drive
#125
Nashville, TN 37211

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$91,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Doris Coley
Affiant

Subscribed and sworn to before me this **Twenty-fourth day of June, 2005.**

Mary Birthright
Notary Public

My Commission Expires:
11/24/07

