Davidson County DEEDWARR
Recvd: 06/29/05 10:57 2 pgs
Fees:13.00 Taxes:278.46

20050629-0074760

WARRANTY DEED

G-OSM-05-1034

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,260.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2005.

Notary Public

7/29/06
MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Miquelangel Acevedo	Saxton Mortgage Inc, ISAOA	
1034 Granada Avenue (ADDRESS)	4880 Cox Road (NAME)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Glen Allen, VA 23060 (ADDRESS) (CITY) (STATE) (ZIP)	083-01-0 217.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we H.F.DEFORD AND WIFE, KAY C. GRAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIQUELANGEL ACEVEDO AND RAYMOND NG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN 6TH FORMERLY THE 27TH WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF J. G. GRISSIM'S GRAND AVENUE ADDITION IN EAST NASHVILLE, AS OF RECORD IN BOOK 974, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 3 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF GRANADA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO H. F. DEFORD AND WIFE, KAY C. GRAY BY WARRANTY DEED FROM TEDDY MARSHALL ROY AND WIFE, GLENDA FAY ROY, RECORDED ON MAY 19, 2004 IN INSTRUMENT NO. 20040519-0058706, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 974, Page 35, said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1034 Granada Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of June, 2005.

H.F.DeFord

Kay C. Gray

STATE OF Tennessee
COUNTY OF Davidson

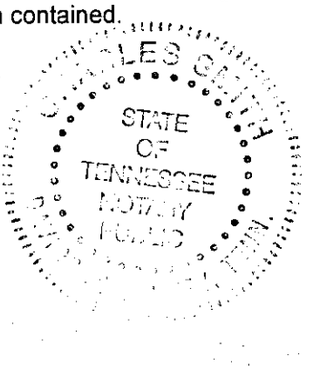
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H.F.DeFord and Kay C. Gray, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903