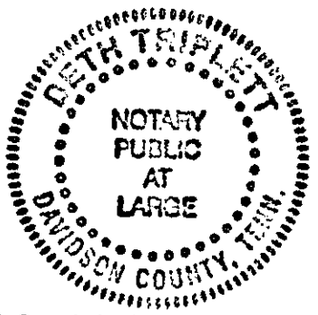
Box 13 #9918

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel Miranda Gonzalez	Bank of America, N.A.	133-12-16
(NAME)	(NAME)	
417 Benita Drive	1400 Best Plaza Drive	133-12-3
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Richmond, VA 23227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Francisco Gutierrez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angel Miranda Gonzalez and wife, Angelus Miranda, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: 417 Benita drive Map 133-12 Par 16.00
BEING Lot No. 13, on the Plan of Windsor Park, of record in Plat Book 3600, Page 64,
Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II: Par 133-12 Par 3.00
Being a part of Reserved Parcel "B" on the Plan of Windsor Park, of record in Book 3600, Page 64, said Register's Office, described as follows:

BEGINNING at a point in the northeast margin of Paragon Mills Road, at the southwesterly corner of Lot No. 1 on said Plan; thence leaving said road, N2° 59'E, 325.49 feet to a point; thence in a northeasterly direction 93.82 feet to a point between Lots Nos. 13 and 14; thence with the rear line of Lots Nos. 13,12 and part of Lot No.11, 157.91feet to a point; thence along the common boundary line between Lot No. 11, 157.91 feet to a point; thence along the common boundary line between Lot No. 1 and Reserved Parcel "B" 174.91 feet to point of beginning.

Being the same property conveyed to Francisco Gutierrez, by deed of record in Instrument No. 20040323-0032722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 417 Benita Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 07/06/05 14:17 2 pgs
Fees:13.00 Taxes:436.60
20050706-0077562

Witness my hand this 15th day of June, 2005.

Francisco Gutierrez

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 Francisco Gutierrez with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2005.

Commission expires: May 28, 2006

Notary Public

BETH TOURIGNY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006