Davidson County DEEDWARR
Recvd: 07/06/05 15:44 2 pg
Fees:13.00 Taxes:258.85

20050706-0077718

WARRANTY DEED

G-OSM-05-1041

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me this 20th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Expires NOV. 22, 2008

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 NUMBERS
Miquelangel Acevedo	Encore Credit Corporation	
1041 Grenada	(NAME) 1901 Butterfield Road, Suite 1010	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Downers Grove, IL 60516	83-1-161
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 KENNETH R. GREER AND STANLEY H MORRIS, JR,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIQUELANGEL ACEVEDO, 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:

BEING THE EASTERN HALF OF LOT NO. 10 ON THE PLAN OF W. H. HYRONEMUS' ADDITION, AS OF RECORD IN BOOK 161, PAGE 174, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID EASTERN HALF OF LOT NO. 10 FRONTS 50 FEET ON THE NORTH SIDE OF BAILEY AVENUE, AND RUNS BACK, BETWEEN PARALLEL LINES, WITH THE WESTERN MARGIN OF A 15 FOOT ALLEY, 168 FEET TO A 15 FOOT ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO KENNETH R. GREER AND STANLEY H. MORRIS, JR. BY WARRANTY DEED FROM MARK A. CAGLE, RECORDED THE 9TH DAY OF OCTOBER, 1990 IN DEED BOOK 8213, PAGE 712, 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 161, Page 174, 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 1041 Grenada, 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 20th day of June, 2005.

Kenneth R. Greer

Stanley H Morris, Jr,

STATE OF Tennessee
COUNTY OF Davidson

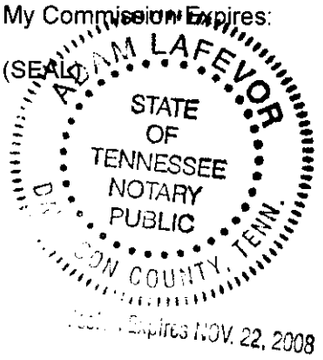
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth R. Greer and Stanley H Morris, Jr,, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 20th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903