# 10154 Box 13

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave, Ste. 440<br>Nashville, TN 37203<br><br>VICKI HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.<br>My Commission Expires MAY 28, 20 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00.<br>Heidi Jo Clayton<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2005.<br>Vicki Hazelwood<br>Notary Public<br>MY COMMISSION EXPIRES: 5/28/09<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Luis del Mazo, Sr. | New Owner | MAP 092-04-0 |
| 1014 MALQUIN DR<br>~~1005 12th Avenue North~~ | | PARCEL 105.00 |
| Nashville, TN 37216<br>~~37208~~ | | |
| (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, **Vintage Restoration LLC, a Tennessee limited liability corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis del Mazo, Sr.**

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:

LAND in Davidson County, Tennessee, being the northerly 34 1/2 feet of Lot No. 65 in Thomas Hardings First Addition to Nashville, a plat of which is of record in Book 19, page 241, Register's Office for Davidson County, Tennessee. Said Northerly part of Lot No. 65 fronts 34 1/2 feet on the westerly side of 12th Avenue North, formerly Clay Street and runs back between parallel lines 160 feet, more or less, to an alley.

BEING the same property conveyed to Ray C. Nathurst by Special Warranty Deed granted by Bank of New York as Trustee for the Certificate Holders of CWABS, Series 03-01, dated on July 22, 2004, filed for record on July 30, 2004, Instrument No. 20040730-0091333, Register's Office for Davidson County, Tennessee. Subsequently the property was conveyed to Vintage Restoration, LLC by Quitclaim Deed from Ray C. Nathurst of record as Instrument No. 20040917-0112043, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1005 12th Avenue North, Nashville, TN 37208.**

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.

Witness my hand this the 22nd day of July, 2005.

Vintage Restoration LLC

BY: _____
Ray C. Nathurst, Managing Member

Davidson County DEEDWARR
Recvd: 07/27/05 13:18 2 pgs
Fees:13.00 Taxes:111.00

20050727-0087639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Ray C. Nathurst, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of the maker, **Vintage Restoration LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

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

My Commission expires May 24, 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.