Davidson County DEEDWARR
Recvd: 08/01/05 14:52 3 pgs
Fees:18.00 Taxes:518.00
20050801-0089784

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of July, 2005, by and between JOHN BRADLEY and CAROLYN BRADLEY, HUSBAND AND WIFE, hereinafter called Grantors, and JOSE A. MONJARAZ, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOHN BRADLEY and CAROLYN BRADLEY, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JOSE A. MONJARAZ, MARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 441 NEELY'S BEND ROAD, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

John Bradley
JOHN BRADLEY
Signature of Seller

Carolyn Bradley
CAROLYN BRADLEY
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN BRADLEY and CAROLYN BRADLEY, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, this 28th day of **July, 2005.**

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Barbara Black
Notary Public

My Commission Expires: My Commission Expires NOV. 26, 2005

Name and Address of Property Owner:

JOSE A. MONJARAZ
441 NEELY'S BEND ROAD
MADISON, TENNESSEE 37115

Property Address:

441 NEELY'S BEND ROAD
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

BANCO POPULAR NORTH AMERICA
9600 BRYN MAWR, 3RD FLOOR
ROSEMONT, IL 60018

Map & Parcel #: MAP 52-1, PARCEL 341

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$140000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28 day of **July, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

05-7628

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Garrett Subdivision, a plat of which is of record in Plat Book 7900, page 658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Bradley and wife, Carolyn Bradley, by Warranty Deed from Robert W. Slate, II, unmarried, of record in Instrument Number 20021029-0132124, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 52-1, PARCEL 341).

2. All matters as set forth on the Plan of Final Plat - Garrett Subdivision, of record in Plat Book 7900, page 658, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants as contained in deed, of record in Book 9249, page 526, Register's Office for Davidson County, Tennessee.

4. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee along front Lot line, of record in Book 4144, page 704, Register's Office for Davidson County, Tennessee.