Davidson County DEEDWARR
Recvd: 08/04/05 13:02 2 pgs
Fees:13.00 Taxes:477.30

20050804-0091812

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

NOTARY PUBLIC LAURA MITCHELL DAVIDSON COUNTY

G-CBB-05-05006

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
Cesar Antonio Palacios	SAME	
5006 Pearson Place	(NAME)	147-16 165.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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 ARIC T. NIELSSON, SR. AND WIFE, DEBORAH L. NIELSSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CESAR ANTONIO PALACIOS, 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:

TRACT I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE MAP OF TUSCULUM FIELDS SUBDIVISION OF RECORD IN BOOK 2330, PAGE 16 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT II: LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 63, AS SHOWN ON THE PLAN OF TUSCULUM FIELDS, OF RECORD IN BOOK 2330, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE IS A GENERALLY EASTERLY DIRECTION AND FOLLOWING THE COURSE OF THE NORTHERLY BOUNDARY LINE OF THE SAID LOT 63, 20.46 FEET TO A POINT IN THE EASTERLY BOUNDARY OF A TRACT MARKED "RESERVED", AS SHOWN ON SAID PLAN OF TUSCULUM FIELDS; THENCE WITH THE EASTERLY BOUNDARY OF SAID RESERVED TRACT SOUTH 5 DEG 23' WEST 70.29 FEET TO A POINT; THENCE IN A GENERALLY WESTERLY DIRECTION AND FOLLOWING THE COURSE OF THE SOUTHERLY BOUNDARY LINE OF SAID LOT 63, 14.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 63; THENCE WITH THE EASTERLY BOUNDARY OF SAID LOT 63, 70.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARIC T. NIELSSON, SR. AND WIFE, DEBORAH L. NIELSSON BY WARRANTY DEED FROM RICKY T. FISHER AND WIFE, CATHY J. FISHER, RECORDED ON THE 3RD DAY OF APRIL, 1997 IN DEED BOOK 10403, PAGE 183, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 5006 Pearson Place, Nashville, Tennessee 37211
(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.

Aric T. Nielsson, Sr.

Deborah L. Nielsson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aric T. Nielsson, Sr. and Deborah L. Nielsson, 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 29th day of July, 2005.

Notary Public

My Commission Expires: 5/28/06

(SEAL)

LAURA MITCHELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903