Davidson County DEEDWARR
Recvd: 08/08/05 14:35 2 pgs
Fees:13.00 Taxes:480.63

20050808-0093504

WARRANTY DEED

G-CD-05-1228

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: Expires NOV. 22, 2008
(AFFIX SEAL)

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
Raul B. Romero	American Home Mortgage	
1228 McAlpine Avenue (ADDRESS)	(NAME) 538 Broadhollow Road (ADDRESS)	61-16 178.00
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Melville, NY 11747 (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 CHARLES B. LOWE,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAUL B. ROMERO AND WIFE, CLAUDIA L. ROMERO, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 53 FEET OF LOT NO. 32 AND PART OF LOT NO. 30 ON THE PLAN OF KENNEDY AND GRAVES PLAN OF MONTE VISTA AS OF RECORD IN BOOK 421, PAGE 143, AND BEING DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY CAMPBELL, MCRAE & ASSOCIATES, DATED AUGUST 11, 1998, MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF MCALPINE AVENUE AT THE COMMON FRONT OF CORNER OF LOTS 30 & 32 OF KENNEDY AND GRAVES PLAN OF MONTE VISTA (BOOK 421, PAGE 143); THENCE WITH SAID SOUTHERLY SIDE OF MCALPINE AVENUE EASTERLY 53 FEET TO A POINT; THENCE LEAVING SAID MCALPINE AVENUE SOUTHERLY 388.5 FEET TO A POINT; THENCE WESTERLY 153 FEET TO A POINT; THENCE NORTHERLY 210 FEET TO A POINT; THENCE EASTERLY 100 FEET TO A POINT; THENCE NORTHERLY 178.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES D. LOWE, UNMARRIED BY WARRANTY DEED FROM JESSE LYNN HAYS, JR. AND GENE R. HAYS AND ELIZABETH VENABLE, RECORDED ON THE 24TH DAY OF AUGUST, 1998 IN DEED BOOK 11078, PAGE 43, 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 including those of record in Plat Book 421, page 143, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1228 McAlpine Avenue, Nashville, Tennessee 37216
(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 29th day of July, 2005.

Charles B. Lowe

STATE OF Tennessee
COUNTY OF Davidson

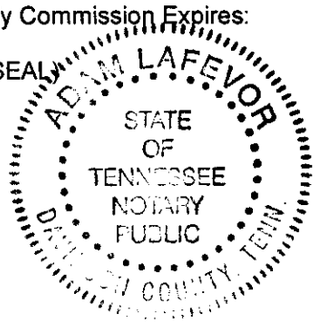
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles B. Lowe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 29th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 12, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903