#10150 Box 13

Davidson County DEEDWARR
Recvd: 08/09/05 14:37 2 pgs
Fees:13.00 Taxes:362.60
20050809-0094330

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

John Gleaves
Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2005.

Laura Mitchell
Notary Public

MY COMMISSION EXPIRES: 5/28/06

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CBB-05-442

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
Wuilian Aguila Garcia	Volunteer Trust Mortgage Corporation	52-3-22
442 Kinsey Boulevard	(NAME) 301 South Perimeter Park Drive Ste-125	~~08-02-22.00~~
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Nashville, TN 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 SHALLA M. GIBSON AND HUSBAND, ALTON GIBSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WUILIAN AGUILA GARCIA, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF EAST MADISON ADDITION, NOT OF RECORD BUT DESCRIBED ACCORDING TO A SURVEY BY R. L. MONTOYA, SURVEYOR, NO. 697, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF KINSEY BOULEVARD, SAID POINT BEING 705 FEET, MORE OR LESS, NORTHEAST OF THE PROPERTY OF PAUL S. BELL AND 250 FEET, MORE OR LESS, NORTHEAST FROM WARD ROAD (OPPOSITE OF STREET); THENCE NORTH 82 DEG. 08 MIN. 11 SEC. WEST 150 FEET TO A POINT; THENCE NORTH 7 DEG. 39 MIN. 11 SEC. EAST 50.0 FEET TO A POINT; THENCE SOUTH 82 DEG. 08 MIN. 11 SEC. EAST 139.64 FEET TO A POINT IN THE WESTERLY MARGIN OF KINSEY BOULEVARD; THENCE WITH SAID MARGIN OF SAID BOULEVARD, SOUTH 3 DEG. 39 MIN. 14 SEC. EAST 50.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHALLA M. GIBSON BY WARRANTY DEED FROM RAYMOND L. DENNIS AND WIFE, DENISE DENNIS, RECORDED ON THE 30TH DAY OF OCTOBER, 1995 IN DEED BOOK 9841, PAGE 777, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Alton Gibson joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

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

This instrument is executed on behalf of Alton Gibson by Shalla M Gibson as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050804.0094329, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 442 Kinsey Boulevard, Madison, Tennessee 37115
(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 1st day of August, 2005.

Shalla M. Gibson

Alton Gibson by Shalla Gibson, ~~AIF~~ Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shalla M. Gibson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Alton Gibson and acknowledged that he/she executed the same as the free act and deed of the said Alton Gibson.

Witness my hand and official seal at Nashville, Tennessee on this the 1st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 11/22/08

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shalla M. Gibson he 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 1st day of August, 2005.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903