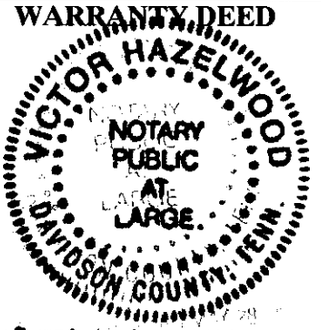
#10098 Box 13

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,274.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,2711 Murfreesboro road, Suite 200,Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Florentino Diaz Acosta	Market Street Mortgage Corporation	162-02-0 076.00
(NAME)	(NAME)	
206 Colemont Drive	213 Overlook Circle, Ste A4	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/11/05 11:32 2 pgs
Fees:13.00 Taxes:408.01

20050811-0095241

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, WE, Cynthia Donald, A Single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Florentino Diaz Acosta, married, 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 Lot No. 121 on the Plan of Section 2, Colewood Acres, of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee, together with an adjacent tract of land not of record described as follows: Beginning at the westerly margin of above said lot 121, proceeding N 25 deg. 35 min. W 72.7 feet to a point; thence S 75 deg. 35 min. E 33.8 feet to a point on the westerly margin of said Lot 121; thence with said margin S 1 deg. 40 min. W 56.6 feet to the point of beginning.

Being the same property conveyed to Cynthia Donald, by deed of record in Instrument No. 20000510-0047189, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Cynthia Donald by Ellen Wright as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument no. 20050811-0095245 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 206 Colemont Drive, Antioch, TN 37013

(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 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/our hand(s)** this **14th day of July, 2005**.

Cynthia Donald by Ellen Wright her P.O.A.

Cynthia Donald

State of Tennessee County of Davidson

On this 14th day of July, 2005 before me personally appeared Ellen Wright, the person who executed the foregoing instrument on behalf of Cynthia Donald, and acknowledged that she executed the same as the free act and deed of the said Cynthia Donald, through Power of Attorney granted Ellen Wright, by the said Cynthia Donald.

Notary Public

Commission Expires: 4/24/07

