Davidson County DEEDWARR
Recvd: 08/17/05 10:03 1 pg
Fees:13.00 Taxes:414.40

20050817-0097502

WARRANTY DEED

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF July, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 3-6-06

ALLISON ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

MORALES-H05158

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Luis Morales	Market Street Mortgage Corporation	58-00-174
4427 Cato Road	2650 McCormick Drive, Suite 200	
Nashville, TN 37218	Clearwater, FL 33759	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, FAYE WALLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LUIS MORALES, 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 tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Steve Draper, December 15, 1964, as follows:

Beginning at a point on the southerly margin of Cato Road, said point being 500 fee easterly from the northwest corner of the property conveyed to Elbert J. Davidson and wife, of record in Book 1307, Page 43, Register's Office for said County; and also a point in the Eastern Boundary Line of the Smith A. Cotten Propertyt; Thence South 2 Deg 45' West 269.2 feet; Thence North 87 Deg 15' West 150 feet to the Easterly margin of an unnamed street; Tence with the same, North 2 Deg 45' East 242.9 Feet to the Beginning of a curve; Thence around said curve, having a radius of 20 feet, Northeasterly 30.4 feet to the Southerly margin of Cato Road; Thence with the same, Easterly 130.9 feet to the beginning, containing 0.92 acres, more or less.

Easement of record in Book 6255, page 686.

Being the same property conveyed to Lillard Waller and wife, Fay Waller by Warranty Deed from Elbert J. Davidson and wife, Rhiney L. Davidson of record in Volume Book 3998, Page 122, recorded on March 21, 1966, Register's Office for Davidson County, Tennessee.

Lillard Waller having since deceased.
Faye Waller a/k/a Fay Waller.

( ) unimproved
This is (X) improved property know as 4427 Cato Road, Nashville, Tennessee 37218 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 25th day of July, 2005 :

Faye Waller

Faye Waller

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Allison Egan, a Notary Public in and for said County and State, the within named FAYE WALLER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee this 25th day of July, 2005.

ALLISON M. EGAN NOTARY PUBLIC SUMNER COUNTY, TENN. LARGE

Allison Egan

Notary Public

My Commission Expires: 09/08/2007