This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050506

Send Tax Bills To:

SAME

New Owner is:
Benito Morales
302 Rich Court
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 09/06/05 11:05 2 pgs
Fees:13.00 Taxes:352.24
20050906-0106470

MAP: 161-04-O
PARCEL: 097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mary A. Sooter , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Benito Morales and wife, Alma Enriquez**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot #47 and a portion of the Reserved Parcel lying immediately north of the and adjacent thereto on the Plan of Goodrich Heights, of record in Plat Book 2663, page 60, said Register's Office, described together as follows:

Said Lot #47 and reserved parcel fronts 81.0 feet more or less on the west terminus of Rich Court and runs back 193.9 feet on the southerly line and 254.0 feet on the north line to a dead line in the rear measuring 105.0 feet thereon.

Being the same property conveyed to Mary A. Scooter by Quitclaim Deed from Jerry E. Scooter dated August 9, 2002, recorded November 1, 2002, in Instrument No. 20021101-0134092, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of August, 2005.

GRANTOR:

Mary A. Sooter

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mary A. Sooter , unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of August, 2005.

BYLTHE BOMBEARGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires:_____ My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $95,200.00.

Affiant

SWORN TO and subscribed
before me this 30 day of
August, 2005

CYNTHIA POND SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

_____ My Commission Expires Nov 23, 2006