WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/05 15:55 2 pgs
Fees:13.00 Taxes:416.25

20051003-0118822

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title & Closing Co., 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ever Enoc Barrios (NAME)	Market Street Mortgage (NAME)	MAP 43-9
614 & 616 Delaware Avenue (ADDRESS)	P O Box 22128 (ADDRESS)	PARCEL 136
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tampa, FL 33622-2128 (CITY) (STATE) (ZIP)	

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, Velocity Enterprises, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ever Enoc Barrios

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, described as follows: Tracts No. 20 and 21 on the Plan of Woodlawn Estates, Block "F" of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to James Hampton and wife, Linda Hampton by Warranty Deed, dated August 13, 2003 from Boyde W. Jones and wife, Patricia Ann Jones of record in Instrument No. 20030816-0118985, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert Laux, unmarried by Warranty Deed from James Hampton and wife, Linda Hampton by Warranty Deed, dated August 13, 2003 of record in Instrument No. 20041221-0151481, Register's Office for Davidson County, Tennessee, and further vested in Velocity Enterprises, LLC by Quitclaim Deed, dated January 4, 2005 from Robert Laux, unmarried of record in Instrument No. 20050112-0004406, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Taxes for the year 2006 and subsequent years thereafter; subject to the Plan of Woodlawn Estates, Block "F" of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, which shows an onwer's certificate, certain notes, easements and building setback lines, if any, as may be set forth thererin, further subject to a Sanitary Sewers and/or Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4771, Page 18, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 614 & 616 Delaware Avenue, Madison, TN 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 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 hand this 30th day of September 2005

Velocity Enterprises, LLC
By: Robert M Laux

Managing member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert M. Laux with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the MANAGING MEMBER of the Velocity Enterprises, LLC the within named bargainor, and that he as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Robert M. Laux as such Managing Member .

* a Limited Liability Company

Witness my hand and official seal at office at Madison, TN on this the 30th day of September, 2005 .

My commission expires 3-25-06

Deanie L. Gregory

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY