WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/05 15:08 3 pgs
Fees:18.00 Taxes:488.40

20051004-0119473

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES March 24, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Israel D. Martinez Benitez (NAME)	Market Street Mortgage (NAME)	MAP 43-6
633 Roosevelt Drive (ADDRESS)	P. O. Box 22128 (ADDRESS)	PARCEL 54
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tampa, FL 33622 (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, Robert D. Moore and James L. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Israel D. Martinez Benitez and Maria del Carmen Rubio, tenants in common with right of survivorship

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. 81 on Roosevelt Drive, Madison Park, Section II, as of record in Book 3106, Page 141, and amended in Book 4496, Page 596, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alta A. Moore and George E. Moore, Jr., and wife, Jo Dale Moore, by Deed of record in Book 4553, Page 74, Register's Office for Davidson County, Tennessee. George E. Moore, Jr., and wife, Jo Dale Moore subsequently quitclaimed their 1/2 undivided interest to Alta A. Moore, by Quitclaim Deed of record in Book 2178, Page 945, said Register's Office. Alta A. Moore subsequently conveyed a 1/2 undivided interest in and to said property to Paul D. Jones and wife, Billie Jones, by Deed, dated July 19, 1977 of record in Book 5178, Page 948, said Register's Office. The said Alta A. Moore since died on July 27, 1984, and her 1/2 undivided interest in and to said property vested in her children, George E. Moore, Jr., and Billie Jean Moore Jones, a 1/4 undivided interest each, by her Last Will and Testament, filed in the Probate Court for Davidson County, Tennessee, Docket No. 75257, filed in Will Book 148, Page 547, and of record in Book 9268, Page 269, said Register's Office. George E. Moore, Jr., died on April 10, 2003 intestate, and his 1/4 undivided interest vested by operation of law in his wife and only heir, Jo Dale Moore. Jo Dale Moore subsequently conveyed all of her right, title and interest (being a 1/4 undivided interest) in and to said property to James L. Moore by Quitclaim Deed, dated April 30, 2003 of record in Instrument No. 20030501-0058172, said Register's Office. Billie Jean Moore Jones subsequently died on February 12, 2005, intestate, and a 1/2 undivided interest in and to said property vested by operation of law in her surviving spouse, Paul D.

CONTINUED

unimproved ( )
This is improved (X) property, known as 633 Roosevelt Drive, 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 our hand s this 30th day of September, 2005

Robert D. Moore

James L. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Moore and James L. Moore

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of September, 2005.

Commission expires March 25, 2006

Notary Public

DEANIE GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Jones. Her other 1/4 undivided interest passed by operation of law to her surviving heirs, her husband, Paul D. Jones and her only issue, Patricia Elizabeth York. By Deed, dated May 25, 2005 in 20050609-0066137, Paul D. Jones and Patricia Elizabeth York conveyed a 3/4 interest to Robert D. Moore.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MADISON PARK, SECTION II, AS OF RECORD IN BOOK 3106, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3460, PAGE 337, SAID REGISTER'S OFFICE.