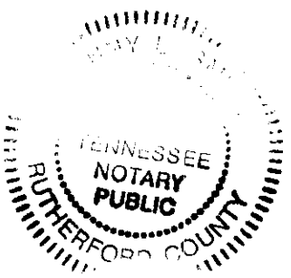
WARRANTY DEED



State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$63,500.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2005.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Blas Rodriguez **Griselda Rodriguez**	**SAME**	**119-05-332.00**
311 Joyner Avenue		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Wyvonnia Brooks

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

Blas Rodriguez and wife , Griselda Rodriguez

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. 23 on the Map of Joiner Tract, of record in Book 2, page 122, of the Chancery Court at Nashville, described according to a loan survey by T R Sanford, August 8, 1958, as follows:

Said Lot No. 23 fronts 50 feet on the southerly side of Joyner, formerly Joiner, Avenue and runs back between lines 149.2 feet on the easterly line and 148.4 feet on the westerly line to a 16 foot alley on which it measures 50 feet.

Being the same property conveyed to William James Scales and wife, Amily Lee Scales, by Deed from Home McEwen and wife, Ella Mai McEwen, dated 03/28/1952, of record in Book 2041, page 281, Register's Office for Davidson County, TN. The said William James Scales died April 19, 1972 and property vested solely in Amily Lee Scales. The said Amily Lee Scales married Dave Byrns. The said Dave Byrns also being deceased November 9, 1992 and property vested solely to Amily Lee Byrns. The said Amily Lee Byrns died testate on May 3, 2002, a resident of Davidson County, Tennessee, survived by her Great Niece, Wyvonnia Brooks. Wyvonnia Brooks is appointed to serve as the Administrator for the Estate of Amily Lee Byrns. Also see Docket 04P-792 in the Seventh Court for Davidson County, Tennessee Probate Division. Also being the same property conveyed to Wyvonnia Brooks by deed dated 10/7/05 and recorded in Instrument # 20051018-0125529, Register's Office for said County.

This is improved (__x__) Unimproved (____) property, known as **311 Joyner Avenue, Nashville, TN 37210**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **7th** day of **October, 2005.**

Wyvonnia Brooks

Davidson County DEEDWARR
Recvd: 10/18/05 09:48 2 pgs
Fees:13.00 Taxes:234.95

20051018-0125530

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Wyvonnia Brooks,** the within named sellers, 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, at office, this 7th day of **October, 2005.**

Danny L Smith

Notary Public

My Commission Expires: 5/20/06

