Bk 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/05 15:11 2 pgs
Fees:13.00 Taxes:414.40

20051018-0125738

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Angela Shanklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 2005

Lynda Kay Jones
Notary Public

MY COMMISSION EXPIRES: 1/2/06
(AFFIX SEAL)

LYNDA KAY JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose M. Gonzalez	Market Street Mortgage Corp.	MAP 051-04
(NAME)	(NAME)	
635 Gibson Drive	213 Overlook Circle, A4	PARCEL 041
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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, Charles B. Smiley

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

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. 14 on the Plan of Dale Heights, of record in Book 2330, Page 153, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 80 feet on the easterly margin of Gibson Drive and extends back 229.6 feet on the northerly line and 235.7 feet on the southerly line to a dead line in the rear, measuring 104 feet thereon.

Being the same property conveyed to Charles B. Smiley, An Unmarried person by Warranty Deed dated May 8, 1992, from Lloyd D. Layhew, Jr. and wife, Patricia G. Layhew, of record in Book 8624, Page 94, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 635 Gibson 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 my hand this 14th day of October, 2005

Charles B. Smiley

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 Charles B. Smiley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of October 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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