WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/05 10:32 2 pgs
Fees:13.00 Taxes:185.00
20051019-0125918

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 14th day of October, 2005.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Branford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
L & J Properties, LLC	SAME	043-16-0-153.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Josephine L. Vicente**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **L & J Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on the plan of Arrowhead Estates, Section 1, Revised, of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Josephine L. Vicente, by deed from Michael Hardin and wife, Blaine M. Hardin, on November 21, 1985, of record in Book 6716, page 440, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4955, page 27, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5154, page 59; and Book 5286, page 406, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1021 Mallow Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this October 14, 2005.

Josephine L. Vicente
Josephine L. Vicente

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Josephine L. Vicente** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 14, 2005

My commission expires 9-22-07

Notary Public

