WARRANTY DEED



Davidson County DEEDWARR
Recvd: 10/24/05 09:55 2 pgs
Fees:13.00 Taxes:462.50

20051024-0127762

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Jimenez	GMAC Mortgage Corporation	147-04/125.00
(NAME)	(NAME)	
3674 Richbriar Circle	6 Cadillac Drive, Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, Beverly A. Duane, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel Jimenez and wife, Rachel Beveler Jimenez

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 the southerly part of Lot No. 297 on the Plan of Hillbrook Estates, Section 5, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the northerly terminus of Richbriar Circle at the common front corner of Lots Nos. 297 and 296; thence with the line between said lots northwestwardly 111.6 feet more or less to the south line of part of said lot conveyed to Metropolitan Government of Nashville, by instrument of record in Book 4099, page 429, said Register's Office; thence with south line north 62 deg. 32 min. E 140.8 feet more or less to a point; thence North 68 deg. 15 min. E 38.9 feet, more or less to the line between Lots Nos. 297 and 298 in said plan; thence with said dividing line southwestwardly 184.6 feet more or less to a point in the northerly margin of the terminus of Richbriar Circle at the beginning of a curve to the left having a radius of 50 feet; thence with the curve of said terminus, northwestwardly 41.29 feet to the point of beginning.

Being the same property conveyed to Paul A. Duane, Jr. and wife Beverly A. Duane by deed from Faith M. Cornwall of record in Book 6491, page 724, Register's Office for Davidson County, Tennessee. Paul A. Duane, Jr. and Beverly A. Duane having since divorced and Paul A. Duane, Jr. conveyed his interest to Simone Yvonne Duane by quitclaim deed of record in Book 9851, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 3674 Richbriar Circle, Nashville, TN 37211
(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

Beverly A. Duane

Beverly A. Duane

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 Beverly A. Duane, unmarried

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

Commission expires January 26, 2008

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

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

942, Register's Office for Davidson County, Tennessee. Paul A. Duane, Jr. and Simone Yvonne Duane having conveyed their interest to Beverly A. Duane by deed of record in Book 9931, page 112, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.