WARRANTY DEED

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 143,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES March 15 2006
(AFFIX SEAL)

DEANNE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title Co., 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose De Jesus Angel-Onate (NAME)	Market Street Mortgage (NAME)	MAP 42-11
708 Old Hickory Blvd. (ADDRESS)	900 Circle 75 Parkway, S.550 (ADDRESS)	PARCEL 13
Madison, TN 37115 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (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, Elaine S. Wilee and husband, William E. Wilee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose De Jesus Angel-Onate and wife, Juan O. Angel

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. 53 on the Map of Morning View Subdivision, Section III, as of record in Book 2083, Page 112, Register's Office for said county, described as follows:

Beginning at a point on the westerly margin of Marthonna Road at the common corner of Lots 52 and 53; thence with the line between said lots, westwardly 190.57 feet to a point; thence south 4 degrees 07" West 202 feet to the Northerly margin of Old Hickory Boulevard; thence with the margin of the same, Eastwardly, 179.07 feet to the beginning of a curve; thence along said curve, Northeastwardly 32.33 feet to a point on the Westerly margin of Marthonna Road; thence with the margin of said road, Northwardly 190 feet to the beginning.

Less and except any property conveyed for widening of Old Hickory Boulevard.

Being the same property conveyed to Elaine S. Wilee and husband, William E. Wilee by Quitclaim Deed from Edward L. ~~Hiland~~, Trustee on April 20, 1984, of record in Book 6274, Page 720, Register's Office for Davidson County, Tennessee. *Hiland

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS THEREAFTER. FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2280, PAGE 367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO A SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENT IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE ADN DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 6581, PAGE 245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO THE PALN OF MORNING VIEW SUBDIVISIOIN, SECTION III, AS OF RECORD IN BOOK 2083, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

CONTINUED

This is improved (X) unimproved ( ) property, known as 708 Old Hickory Blvd., 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 28th day of October 2005

Elaine S. Wilee
Elaine S. Wilee

William E. Wilee
William E. Wilee

Davidson County DEEDWARR
Recvd: 11/02/05 15:30 3 pgs
Fees:18.00 Taxes:529.10

20051102-0132806

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 Elaine S. Wilee and husband, William E. Wilee

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 28th day of October, 2005.

Commission expires March 25, 2006

DANIEL L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREIN. FURTHER SUBJECT TO THE RIGHT-OF-WAY FOR OLD HICKORY BOULEVARD.