RE-RECORDED IN CORRECT COUNTY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

P-CITY-05-0247

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

mail

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Munoz	American Home Mortgage	
247 Tusculum Road (ADDRESS)	538 Broadhollow Road (NAME) (ADDRESS)	162.01-117.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we E. DIANA GENTRY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTIN MUNOZ AND CONCEPCION LUNA AVILA, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 on the Plan of Section Two, Tusculum Gardens, of record in Book 4885, page 144, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to E. Diana Gentry by Warranty Deed from Joseph E. Ivey and wife, Kelley I. Ivey dated October 23, 1998 and filed of record in Book 11171, page 535, Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 247 Tusculum Road, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of November, 2005.

E. Diana Gentry
E. Diana Gentry

Davidson County DEEDWARR
Recvd: 12/14/05 11:30 2 pgs
Fees:12.00 Taxes:0.00
20051214-0150110

BK/PG:3751/149-150
05055806

DEED	
11/21/2005	10:00 AM
BATCH	60179
MTG TAX	0.00
TRN TAX	506.90
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	519.90

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that E. Diana Gentry, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of November, 2005.

Carol A. Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE BANNER COUNTY, TENN.

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959