BOX 13
10707

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 12/19/05 13:41 2 pgs
Fees:13.00 Taxes:373.70
20051219-0151984

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Elias A. Villalta 530 Fedders Drive Madison, TN 37005	Market Street Mortgage Corporation 900 Circle 75 Parkway Ste. 550 Atlanta, GA 30339	43/6/180

FOR AND IN 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,

James R. Webb and wife, Rhoselanni A. Webb

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

Elias A. Villalta, UNMARRIED

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 Number 52, on the Plan of Plan of Madison Park, Section 3, of record in Plat Book 3500, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Webb and Rhoselanni S. Aguirre by Deed dated May 17, 1999, of record in Book 11485, Page 489 and thence conveyed to James R. Webb and wife, Rhoselanni A. Webb by Quit Claim Deed, dated August 24, 2004 of record in Instrument No. 20040913-0110094, Register's Office for Davidson County, Tennessee. Rhoselanni S. Aguirre now married and being one in the same person as Rhoselanni A. Webb.

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

This is improved property known as: 530 Fedders Drive Madison, TN 37005

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 HANDS THIS 10th day of November, 2005

James R. Webb

Rhoselanni A. Webb

James R. Webb **Rhoselanni A. Webb**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, James R. Webb and wife, Rhoselanni A. Webb

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 10th day of November, 2005

K. J. Losh
Notary Public

My Commission expires July 24, 2007

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of November, 2005

K. J. Losh
Notary Public

My Commission Expires: July 24, 2007

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN