Davidson County DEEDWARR
Recvd: 12/27/05 09:24 2 pgs
Fees:13.00 Taxes:414.40
20051227-0153467

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Erin Roland
431 Benita Drive
Nashville, TN 37211

MORTGAGEE

SEND TAX BILLS
Same

MAP-PARCEL:
MAP 133-12, PARCEL 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Erin Roland, an unmarried person,** 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:

Being Lot No. 20 on the plan of Windsor Park, as of record in Plat Book 3600, Page 64, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Javier Diaz and wife, Marisela Oregel by deed from Linda Sue Plunkett F/K/A Linda Sue McGregor of record in Instrument #20000202030011330, Register's Office, Davidson County, Tennessee.
Francisco Javier Diaz Manzo, Sr.; Francisco J. Diaz Manzo and Javier Diaz are one and the same person.
Maricela Oregel; Maricela Oregel Yepez and Marisela Oregel are one and the same person.
This is the same description as in previous deed.
This conveyance is subject to restrictions of record in Book 3816, Page 784 and Book 3792, Page 445, Register's Office, Davidson County, Tennessee.
This conveyance is subject to notes on the plat of record in Plat Book 3600, Page 64, Register's Office, Davidson County, Tennessee.

This is improved property known as **431 Benita Drive Nashville, TN 37211.**

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 22nd day of December, 2005.

Francisco Javier Diaz manzo SR
Francisco Javier Diaz Manzo,Sr

Maricela Oregel
Maricela Oregel

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $112,000.00.

Francisco Javier Diaz manzo SR
AFFIANT

Subscribed and sworn to before me this 22nd day of December, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07