THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02791

Davidson County DEEDWARR
Recvd: 12/27/05 10:44 2 pgs
Fees:13.00 Taxes:357.05
20051227-0153775

Property Address:
312 Garner Avenue, Madison, TN 37115 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Juan F. Seda, and wife, Veda Ben Medina Seda**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jose D. Amaya Cruz, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 31 of Block "B", on the plan of Overlook Estates, as shown by plat of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Juan F. Seda, dated April 15, 2003, and recorded April 23, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200304230054847.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2005 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 16th day of December, 2005.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Juan F. Seda {Seal}

Veda Ben Medina Seda {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 16th day of December, 2005, before me, the undersigned officer, personally appeared Juan F. Seda and Veda Ben Medina Seda, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $96,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charlotte A. Bethel
Affiant

Sworn to and subscribed before me this the 16th of December, 2005.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Jose D. Amaya Cruz

Person Or Entity Responsible For Payment Of Taxes:
Market Street Mortgage Corporation
900 Circle 75 Parkway
Suite 550
Atlanta, GA 30339Jose D. Amaya Cruz

Tax Parcel ID#: 043-05-0-194.00