STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 27 day of

December 2005

Affiant

My Commission expires: _____

(Affix Seal) Notary Public

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 14:21 2 pgs
Fees:13.00 Taxes:55.50

20051227-0154144

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY 961 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: Gina Perez 1410 Buchanan Street (Name) Nashville, TN 37208 (Street Address) (City) (State) (Zip Code)	SEND TAX BILLS TO: same (Name) (Street Address) (City) (State) (Zip Code)
MAP & PARCEL NO. 81-15-119	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Helen Elizabeth Bailey and Husband, Charles Bailey, both non-residents of the State of Tennessee

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Gina Perez

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the northerly part of Lots Nos. 75 and 76, plan of J.M., T.J. and C.W. Harding Plan of lots in Book 21, page 80, Register's Office for Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin in the westerly margin of 18th Avenue North, said iron pin being located north 24 deg. 45 min. west, 122.55 feet from the northerly margin of Formosa Street. Running thence with the westerly margin of 18th Avenue North, north 24 deg. 45 min. west 30 feet to an iron pin in the southerly margin of a 16 feet alley. Thence with the southerly margin of said alley, south 73 deg. 8 min. west 95.9 feet to an iron pin. Thence leaving said alley south 15 degrees 13 minutes east, 34 feet to an iron pin. Thence north 71 deg. 55 min. east 101 feet to the point of beginning.

Being the same property conveyed to HELEN ELIZABETH BAILEY AND HUSBAND , CHARLES BAILEY by deed from JULIA BEATRICE KENNEDY A WIDOW of record as Instrument No. 20010605-0058473, dated June 5, 2001 said Register's Office.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1619 D.B. Todd, Blvd. Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 14th day of December, 2005

Helen Elizabeth Bailey
Helen Elizabeth Bailey

Charles Bailey
Charles Bailey

State of ~~Tennessee~~ Texas
County of_____

On this 14 day of December, 2005, before me personally appeared Helen Elizabeth Bailey and Husband Charles Bailey to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

7-26-08

ALEJANDRO R. MONTES
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 07-26-08

Notary Public

State of Tennessee
County of_____

On this_____day of_____, _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this_____day of_____, _____, before me personally appeared_____to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____and acknowledged that _____executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

Before me, _____personally appeared_____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged_____to be president (or other officer authorized to execute the instrument) of the_____, the within named bargainor, a corporation, and that _____as such_____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by_____as_____.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public