This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050817

Davidson County DEEDWARR
Recvd: 12/28/05 10:23 2 pgs
Fees:13.00 Taxes:436.60
20051228-0155016

Send Tax Bills To:
SAME

New Owner is:
913 Denson Avenue
Madison, TN 37115

MAP: 52-05
PARCEL: 123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Santos Victorina Ortiz and Santos Felicita Ortiz**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Maria Cristina Ortiz and Rafael Lema**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 16 and all of Lot No. 17 on the plan of Revised Plan of Block "K", Power and Roth Subdivision of Madison Park, of record in Plat Book 974, page 38, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Santos Victorina Ortiz and Santos Felicita Ortiz by Deed from Frances Wade Kelly Kent and James Wilton Wade and Ronda Anice Wade Tighe dated October 29, 2004, recorded November 3, 2004, in Inst. No. 20041103-0132811, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

SVO SFO
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of December, 2005.

GRANTOR:

Santos Victorina Ortiz

Santos Victorina Ortiz

Santos Felicita Ortiz

Santos Felicita Ortiz

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Santos Victorina Ortiz and Santos Felicita Ortiz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19 day of December, 2005.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Affiant

SWORN TO and subscribed before me this 19 day of December, 2005

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON C.