RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,010.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

B-HDH-05-1115

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Engstrom	Access National Mortgage	
1115 Lillian Street (ADDRESS)	1800 Robert Fulton Drive, Suite 360 (ADDRESS)	83-13-124.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACKIE HATCHER AND LEE SANTIAGO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID ENGSTROM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 96 ON THE PLAN OF EAST EDGEFIELD, OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 96 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF LILLIAN STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 106 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JACKIE HATCHER AND LEE SANTIAGO, AS TENANTS IN COMMON BY WARRANTY DEED FROM GREGORY R. WHITT AND WIFE, CORDIA WHITT, RECORDED ON THE 29TH DAY OF APRIL, 1993 IN DEED BOOK 8930, PAGE 321, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. This is not the primary residence for the said Jackie Hatcher and Lee Santiago.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

* and Brendan Donelson, tenants in common

unimproved ( )
This is improved (X) property, known as 1115 Lillian Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 9th day of December, 2005.

Jackie Hatcher
Jackie Hatcher

Lee Santiago
Lee Santiago

Davidson County DEEDWARR
Recvd: 01/06/06 13:41 2 pgs
Fees:13.00 Taxes:255.34

20060106-0002392

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie Hatcher and Lee Santiago, the within named bargainor, 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 the 9th day of December, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903