Davidson County DEEDWARR
Recvd: 01/06/06 14:24 1 pgs
Fees:13.00 Taxes:510.60

20060106-0002441

WARRANTY DEED

BW-20050265

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brunilda Ayala	CTX Mortgage Company	147 8 12.00
(NAME)	(NAME)	
4917 Hopedale Dr.	801 - 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, JOSE SOTOMAYOR AND WIFE JUANA RODRIGUEZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRUNILDA AYALA, 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 Lot 18 on the plan of Beverly Heights, Section 1 as of record in Book 2331, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot 18 fronts 100 feet on the Westerly side of Hopedale Drive and extends back 310.8 feet on the northerly line and 291.9 feet on the southerly line to a dead line, which is a broken line, measuring 47.8 feet thereon.

Being the same property conveyed to Jose Sotomayor and wife, Juana Rodriguez by Warranty Deed from Heirs at Law of Wilson William Grant, filed 12-10-98, of record in Book 11246, Page 240, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4917 Hopedale Dr., Nashville, Tennessee 37211
(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 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 my/our hand(s) this 30th day of December, 2005.

Jose Sotomayor

Juana Rodriguez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Pamela G. Hanes, a Notary Public in and for said County and State, the within named Jose Sotomayor and wife Juana Rodriguez, 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 at Nashville, Tennessee, this 30th day of December, 2005.

My Commission Expires:
6-14-08

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Notary Public