Box 29

Davidson County DEEDWARR
Recvd: 01/17/06 13:25 2 pg
Fees:13.00 Taxes:362.60
20060117-0006210

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

Address new owner as:
Javier O. Encalada
624 Neelys Bend Road
Madison, TN 37115

Send tax bills to:
First American RE Tax Svc.
Escrow Reporting DAL-07
8435 Stemmons Freeway
Dallas, TX 75247

Map-Parcel
Map 50-4
Par 8

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Harry Weatherford, Jr., a married man, have this day bargained and sold, and do hereby transfer and convey to the said Javier O. Encalada, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BEING Lot No. 3 on the Map of Due West Valley Acres in the 11th Civil District of Davidson County, Tennessee, being unrecorded and described according to a copy of a survey thereof made April 20, 1947, by H. R. Swann, Jr., Surveyor, as follows:

Beginning at a point in the north margin of Due West Avenue at the corner of Lots Nos. 2 and 3; thence with the line between said lots, northerly 545.9 feet to a point; thence easterly 100.18 feet to the corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 551.2 feet to the north margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

BEING the same property conveyed to Harry Weatherford, Jr. by Quitclaim deed from Harry Weatherford and wife, Betty J. Weatherford, dated June 5, 1984, and recorded on June 7, 1984, in Book 6310, page 911, Register's Office for Davidson County, Tennessee.
*

This is improved property known as 1112 Due West Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Javier O. Encalada, his heirs and assigns, forever.

And I, Harry Weatherford, Jr., do covenant with the said Javier O. Encalada, that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and for real property taxes for the year of 2006.

* The above described property is not the residence of the grantor.

And I, Harry Weatherford, Jr., do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the Javier O. Encalada, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 11th day of January 2006.

Harry Weatherford, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Weatherford, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 11th day of January 2006.

NOTARY PUBLIC

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $98,000.00.

Javier O Encalada
AFFIANT

Subscribed and sworn to before me, this 11th day of January 2006.

NOTARY PUBLIC

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006