THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02802

Davidson County DEEDWARR
Recvd: 01/31/06 11:40 2 pgs
Fees:13.00 Taxes:553.52

20060131-0011912

Property Address:
3686 Tampa Drive, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dong-Gun Shin, and Young-Iee Shin**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Angel M. Melgar, and Marina Rivera, as Joint Tenants with the Right of Survivorship, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 328 on the Plan of Hillbrook, Section 5, of record in Book 3700, Page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 328 fronts 80.0 feet on the easterly margin of Tampa Drive, and extends back 182.5 feet on the southerly line and 185.00 feet on the northerly line to a dead line in the rear, measuring 80.04 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from W.H. Tilford, Jr. and wife, Marie A. Tilford, dated February 23, 1995, and recorded February 28, 1995, in the Register's Office for Davidson County, Tennessee, in Book 9605, at Page 372.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2005 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 21st day of December, 2005.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

v Dong Gun Shin {Seal}
Dong-Gun Shin

v Young Iee Shin {Seal}
Young-Iee Shin

State of TENNESSEE
County of DAVIDSON

On this the 21st day of December, 2005, before me, the undersigned officer, personally appeared Dong-Gun Shin and Young-Iee Shin, known to me (~~or satisfactorily proven~~) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 7-5-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $149,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me this the 21st of December, 2005.

Notary Public

My Commission expires: 7-5-08

Name of Owner and Property Address: (S.T.)
Angel M. Melgar and Marina Rivera
3686 Tampa DRive
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
CTX Mortgage Company, LLC
801 94th Ave North
St. Petersburg, FL 33702Angel M. Melgar and Marina Rivera

Tax Parcel ID#: 148-01-0-145.00BEING the same property conveyed to Dong-Gun Shin and wife, Young-Iee Shin by Warranty Deed from W.H. Tilford, Jr. and wife, Marie A. Tilford, dated 02/23/95, recorded 02/28/95, in Book 9605, Page 372, Davidson County, Tennessee.