27-A 4/3

WARRANTY DEED

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 2006

Notary Public

MY COMMISSION EXPIRES: 04/05/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franuel Guadarrama (NAME)	New Century Mortgage (NAME)	147-1-59.00
5017 Edmondson Pike (ADDRESS)	3109 West M. L. King Blvd. #300 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Tampa, Fl 33607 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vernon E. Elliott and wife, Doris R. Elliott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franuel Guadarrama, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Caldwell Country Estates, Section V, of record in Book 3300, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof and further described as follows:

Said Lot No. 304 fronts 112 feet on the northwesterly margin of Edmondson Pike and runs back 171.3 feet on the southwesterly line and 134.9 feet on the northeasterly line to a broken line measuring 139. 1 feet thereon.
Being the same property conveyed to Vernon E. Elliott and wife, Doris R. Elliott by deed dated 5/31/67 and recorded on 6/27/67 from Bill Wheeler Construction Company, Inc., a Tennessee corporation of record in Book 4146, page 279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDWARR
Recvd: 02/07/06 09:51 2 pgs
Fees:13.00 Taxes:573.50
20060207-0014952

unimproved ( )
This is improved (X) property, known as 5017 Edmondson Pike, 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 our hand s this 1st day of February, 2006

Vernon E. Elliott

Doris R. Elliott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon E. Elliott and wife, Doris R. Elliott

the bargainor s, 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 purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of February, 2006.

Commission expires 04/05/09

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public