WARRANTY DEED

LYNDA KAYE JONES
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 $ 116,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF February 2006

Notary Public

MY COMMISSION EXPIRES: 1/23/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Lema (NAME)	New Owner (NAME)	MAP 52-5
826 Denson Avenue (ADDRESS)	826 Denson Avenue (ADDRESS)	PARCEL 212
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, W. J. Fillmore and G. W. Hire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria Lema

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. 3 on the Plan of G.W. Hire Subdivision, which is of record in Plat Book 5210, Page 299, Register's Office for Davidson County, Tennessee, (said plat voids, vacates, and supersedes the recording of Lots 9 & 10 on the Plan of Power & Roth Subdivision as of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee), to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to W.J. Fillmore and G.W. Hire by Warranty Deed dated June 25, 1971, from Nathan Kornman and Morris Kornman and wife, Rachel Kornman, of record in Book 4567, Page 178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

CONTINUED

unimproved ( )
This is improved (X) property, known as 826 Denson Avenue, Madison, TN 37115
(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 9th day of February 2006

W. J. Fillmore
By: W. J. Fillmore by G. W. Hire
G.W. Hire, Attorney-in-fact

G. W. Hire
G. W. Hire

Davidson County DEEDWARR
Recvd: 02/14/06 13:35 2 pgs
Fees:13.00 Taxes:429.20

20060214-0017910

LEGAL DESCRIPTION CONTINUATION:

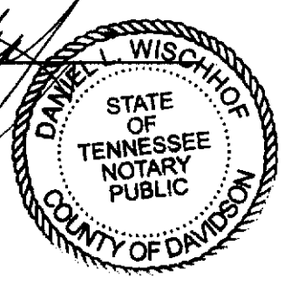
G.W. Hire executes this instrument on behalf of W. J. Fillmore pursuant to the Specific Power of Attorney which is being recorded by Instrument No. 20060214-0017909 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of February, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared G. W. Hire, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of W. J. Fillmore as his Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said W. J. Fillmore.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 9th day of February, 2006.

Notary Public

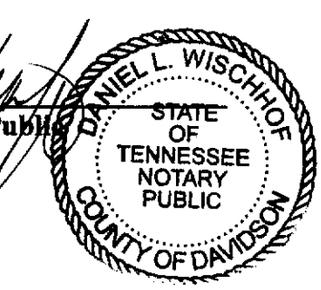


My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. W. Hire, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 9th day of February, 2006.

Notary Public



My Commission Expires:

9/22/07