20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/06 15:38 3 pgs
Fees:18.00 Taxes:622.71

20060227-0022552

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,300.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF February 2006

DANIELL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____ Notary Public

MY COMMISSION EXPIRES: 9/22/07
(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
Francisco Lazo	American Home Mortgage	MAP 017-00
(NAME)	(NAME)	
1826 Union Hill Road	538 Broadhollow Road	PARCEL 226.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(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, Casey Lee Davis, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco Lazo, Unmarried

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:

A certain tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, described as Tract 1 on a survey of the Kenneth W. Benton Property dated July 30, 2001 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin in the Northerly margin of Union Hill Road, a corner to the property conveyed to L.A. Benton by deed of record in Book 2694, Page 569, Register's Office for Davidson County, Tennessee (Map 17, Parcel 6, Tax Assessor's Office for Davidson County, Tennessee); thence with said margin of Union Hill Road, South 65 deg. 58' 04" West 194.45 feet to an iron pin; thence on a curve, having a radius of 1123.39 feet, a tangent of 52.82 feet, a delta of 5 deg. 23' 01", a chord of 105.51 feet, a chord bearing of South 63 deg. 02' 20" West, and a length of 105.55 feet to an iron pin, a corner to the property conveyed to Deborah D. Ayers by deed of record in Book 11382, page 848, Register's Office for Davidson County, Tennessee (Map 17, Parcel 3.26 Tax Assessor's Office for Davidson County, Tennessee); thence with the line of Ayers, North 10 deg. 40' 00" West 527.33 feet to a fence post; thence South 83 deg. 54' 38" East 300.00 feet to an iron pin in the line of L.A. Benton; thence with the line of Benton, South 11 deg. 10' 01" East 366.30 feet to the point of beginning and containing 2.949 acres, more or less.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1826 Union Hill Road, Goodlettsville, TN 37072
(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 hand this 21st day of February, 2006

Casey Lee Davis
Casey Lee Davis

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Casey Lee Davis, a single man, by Warranty Deed dated October 9, 2001, from Kenneth W. Benton and wife, Marjorie E. Benton, of record by Instrument No. 20011018-0113380 in the 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.

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 Casey Lee Davis, Unmarried

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 21st day of February, 2006

Commission expires 9/22/07

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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