Davidson County DEEDWARR
Recvd: 03/07/06 10:56 2 pgs
Fees:13.00 Taxes:226.44

20060307-0026205

WARRANTY DEED

B-HDH-06-1107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,200.00
Dave Engstrom by Bill Vitt attorney in fact
Affiant
Subscribed and sworn to before me, this 28th DAY OF February, 2006.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dave Engstrom	Access National Mortgage Corp.	
1107 Lillian Street	(NAME) 1800 Robert Fulton Drive, Suite 350	83-13-128
(ADDRESS) Nashville, TN 37206	(ADDRESS) Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires JULY 19, 2009

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALFRED A. VILLAREAL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVE ENGSTROM, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE SOUTH 70 FEET OF LOT NO. 92 ON THE MAP OF EAST EDGEFIELD PLAN OF LOTS, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 92 FRONTS 50 FEET ON THE NORTH SIDE OF LILLIAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 70 FEET TO A DEAD LINE IN THE REAR MEASURING 50 FEET THEREON.

FOR SOURCE OF TITLE REFERENCE IS MADE TO BOOK 9252, PAGE 443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND BUILDING SETBACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO ALFRED A. VILLAREAL AND WIFE, DESSIE M. VILLAREAL BY WARRANTY DEED FROM ALEX BONNER, RECORDED ON THE 11TH DAY OF JULY, 1994 IN DEED BOOK 9403, PAGE 242, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID DESSIE M. VILLAREAL HAVING DIED ON OCTOBER 16, 1998 LEAVING ALFRED A. VILLAREAL AS TENANT BY THE ENTIRETY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1107 Lillian Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of February, 2006.

Alfred A. Villareal

STATE OF Tennessee
COUNTY OF Davidson

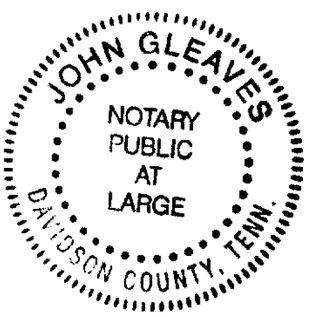
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfred A. Villareal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903