Davidson County DEEDWARR
Recvd: 04/04/06 07:59 2 pgs
Fees:13.00 Taxes:402.93

20060404-0037923

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

WARRANTY DEED

B-AFG-06-228

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Santa M. Valadez
Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Santa M. Valadez	Santa M. Valadez	
228 Dovewood Court (ADDRESS)	(NAME) 228 Dovewood Court (ADDRESS)	148-15-224
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

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 MICHELLE A. MCINTYRE AND BRIAN J. MCINTYRE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANTA M. VALADEZ, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF SECTION 6, APACHE HILLS, OF RECORD IN BOOK 5200, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 30 FRONTS 89.09 FEET ON THE SOUTHWESTERLY MARGIN OF DOVEWOOD COURT AND EXTENDS BACK 127.85 FEET ON THE NORTHWESTERLY LINE AND 97.21 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 67.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE A. MCINTYRE AND HUSBAND, BRIAN J. MCINTYRE BY WARRANTY DEED FROM ROBERT A. MORROW AND WIFE, KIMBERLY L. MORROW, RECORDED ON THE 16TH DAY OF JANUARY, 2002 IN INSTRUMENT NO. 20020116-0006675, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 228 Dovewood Court, 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 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 30th day of March, 2006.

Michelle A. McIntyre

Brian J. McIntyre

STATE OF Tennessee
COUNTY OF Davidson

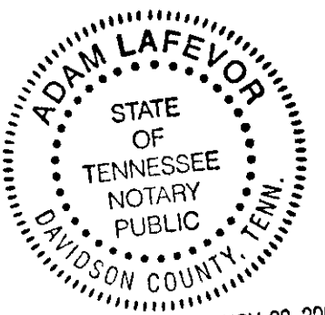
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle A. McIntyre and Brian J. McIntyre, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 30th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903