WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/06 08:02 2 pgs
Fees:13.00 Taxes:647.50

20060405-0038702

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC 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 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco J. Rodriguez (NAME)	AMSOUTH BANK (NAME)	MAP 063-01
1404 Brannom Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 040.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Marty J. Wyatt and wife, Audra Wyatt Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco J. Rodriguez and wife, Marisol Rodriguez

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. 12 on the Plan of Lazy Acres Subdivision of record in Book 3500, Page 146, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 140.01 feet along the Westerly margin of Brannom Drive and runs back 340.8 feet on the Southerly line and 360.45 feet on the broken Northerly side line, to a line at the rear measuring 86.5 feet thereon.

Being the same property conveyed to Marty J. Wyatt and wife, Audra Wyatt by Warranty Deed dated June 28, 2002, from Thomas J. Campbell and wife, Patsy S. Campbell, of record by Instrument No. 20020718-0086788 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.

Audra Wyatt executes this Instrument as Attorney-in-fact on behalf of Marty J. Wyatt pursuant to the Specific Power-of-Attorney of record by Instrument No. 20060227-0022504 in the Register's Office for Davidson County, Tennessee.

Audra Wyatt being one and the same person as Audra D. Wyatt, and Audra Wyatt Lee and Audra D. Lee.

unimproved ( )
This is improved (X) property, known as 1404 Brannom Drive, 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 31st day of March, 2006

Marty J. Wyatt
By: Marty D. Wyatt by Audra D. Lee
Audra D. Lee, Attorney-in-fact

Audra Wyatt Lee
Audra Wyatt Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of March, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared AUDRA D. LEE, 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 MARTY J. WYATT as his Attorney-In-Fact, and who acknowledged that she as the Attorney-In-Fact executed the same as the free act and deed of the said MARTY J. WYATT.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of March, 2006.

Notary Public

My Commission Expires: 9/22/07

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

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 AUDRA WYATT LEE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of March, 2006.

Notary Public

My Commission Expires: 9/22/07

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