Davidson County DEEDWARR
Recvd: 05/02/06 11:58 2 pgs
Fees:13.00 Taxes:580.90

20060502-0050367

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN01588

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$157,000.00

Mary E. Winslow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of April, 2006

Sandi McCloud
Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Winslow **748 Tahlena Avenue** **Madison, TN 37115**	**New Owner**	**052-06-077**

FOR AND IN 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,

Edwardo Rodriguez and wife, Ramona Rodriguez

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

Mary E. Winslow a/k/a Mary E. Henderson, married

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. 66 and part of Lot No. 67 on the plan of Madison Heights Subdivision Section 1 as of record in Book 1424 page 6, Register's Office for said county and described according to a copy of a survey thereof made by James A. Hamilton, Jr., surveyor, dated August 29, 1958 as follows:

Said Lot and part of said lot adjoin and front together 125 feet on the west side of Tahlena Avenue and runs back between lines 221 feet on the south line of lot 66, and 241.88 feet more or less, on the north line of part of Lot 67, to a dead line in the rear on which they measure 126.38 feet.

Being the same property conveyed to Edwardo Rodriguez and wife, Ramona Rodriguez, by Warranty Deed from Donald W. Snell and wife, Helen R. Snell, dated April 1, 1991 and recorded April 19, 1991 in Book 8332, page 734, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 1049, Page 524 and Book 1469, Page 223; All Matters shown on The Plan of Record in Book 1424, Page 6, said Register's Office.

Unimproved ( )
This is improved (X) property known as **748 Tahlena Avenue, Madison, TN 37115**
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 hands this 28th day of April, 2006.

Edwardo Rodriguez
Edwardo Rodriguez

Ramona Rodriguez
Ramona Rodriguez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwardo Rodriguez and wife, Ramona Rodriguez the bargainor(s) 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 at Brentwood, Tennessee, this 28th day of April, 2006.

Commission Expires: NOTARY PUBLIC AT LARGE Sandi McCloud My Commission Expires May 24, 2008 STATE OF TENNESSEE

Sandi McCloud
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 _____, 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____ _____
Notary Public