Davidson County DEEDWARR
Recvd: 05/02/06 14:01 2 pgs
Fees:13.00 Taxes:473.23
20060502-0050492

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 060-08-0-045.00

The actual consideration or value, whichever is greater, for this transfer is $127,900.00

Affiant

Subscribed and sworn to before me this the 28th day of April, 2006.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Amy D. Huddleston
(Name)
3047 Hillside Road
(Street Address)
Nashville, TN 37207

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **IGNACIO G. CANSECO and GRISELDA BUCIO, husband and wife,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **AMY D. HUDDLESTON, an unmarried woman,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 12, on the Map of E.A. Lindsey's Subdivision on the Dickerson Road as shown on plat of record in Plat Book 547, page 144, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 begins at a point 100 feet south of the northern boundary line of said lot and running 100 feet on the easterly side of a 50 foot unnamed street thence running back parallel to the northerly boundary line of said Lot 693 feet; thence north 100 feet to a point; thence parallel to the said boundary line 693 feet to the point of beginning. Said part of Lot 12 being the middle 100 feet of said lot.

Being the same property conveyed to Ignacio G. Canseco, a married man in Instrument No. 20020627-0077452, recorded 6/27/2002, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 3047 Hillside Road, Nashville, TN 37207

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current

year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 28th day of April, 2006.

Ignacio G. Canseco

Ignacio G. Canseco

Griselda Bucio

Griselda Bucio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Ignacio G. Canseco and Griselda Bucio, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 28th day of April, 2006.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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