WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 14:38 2 pgs
Fees:13.00 Taxes:432.90

20060601-0064614

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF May 2006

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

Notary Public

MY COMMISSION EXPIRES: 4-28-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerardo Y. Rodriguez (NAME)	JP Morgan Chase Bank NA (NAME)	MAP 033-12-0
503 Kathy Avenue (ADDRESS)	1111 Polaris Parkway (ADDRESS)	PARCEL 062.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Columbus, OH 43240 (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, Jo Ann Cannon, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerardo Y. Rodriguez and wife, Sarah P. 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. 212 on the Plan of Gatewood Subdivision, Section I, as of record in Book 3300, pages 47 throught 52, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of sais lot.

BEING the same property conveyed to Jackie Dean Cannon and wife, Jo Ann Cannon by Warranty Deed dated October 4, 1979, from Donald W. Grubbs and wife, Connie S. Grubbs of record in Book 5510, page 497, Register's Office for Davidson County, TN (The said Jackie Dean Cannon having since died).

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Jackie Wayne Cannon executed this instrument on behalf of Jo Ann Cannon, as her attorney in fact, pursuant to the Specific Power of Attorney, which is of record at Instrument No. 20060601-0064613, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 503 Kathy Avenue, Goodlettsville, TN 37072
(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 my hand this 26th day of May, 2006

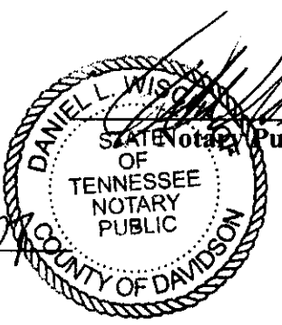
Jo Ann Cannon
By: Joann Cannon
Jackie Wayne Cannon, Attorney-in-fact

Jack Wayne Cannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of May, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared JACKIE WAYNE CANNON, 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 JO ANN CANNON as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said JO ANN CANNON.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of May, 2006.



Notary Public

My Commission Expires: 9/22/10