Davidson County DEEDWARR
Recvd: 06/12/06 08:46 2 pgs
Fees:13.00 Taxes:506.90
20060612-0069224

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Jose H. Elizondo, Jr.** **326 Walton Lane** **Nashville, TN 37206**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **51-14; 3.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

JIMMY KLEINERT, JR. and wife, SHELLY KLEINERT

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

JOSE H. ELIZONDO, JR., unmarried

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 the southwest part of Lot No. 15 on the Map of the Subdivision of the Herbert Anderson Tract, of record in Book 421, page 37, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Public Road at the common corner of Lots Nos. 15 and 16 on said Plan; thence with the dividing line between said lots northerly 314 feet to a point, thence at right angles parallel to the above mentioned road, easterly 105 feet to a point; thence southerly parallel to the dividing line between said Lots Nos. 15 and 16, southerly 314 feet to the northerly margin of Public Road; thence westerly with the northerly margin of said Road 105 feet to the point of beginning.

Being the same property conveyed to Jimmy Kleinert, Jr. and wife, Shelly Kleinert, by warranty deed from Lucille Webb, unmarried, recorded on December 9, 1992 of record in Book 8808, Page 966, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **326 Walton Lane, Madison, Tennessee 37115**.

unimproved ( )

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, their heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 7th day of June, 2006.

JIMMY KLEINERT, JR.

SHELLY KLEINERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JIMMY KLEINERT, JR. and wife, SHELLY KLEINERT**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 7th day of June, 2006.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $137,000.00.

AFFIANT

Sworn to and subscribed to before me this 7th day of June, 2006.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-19-08