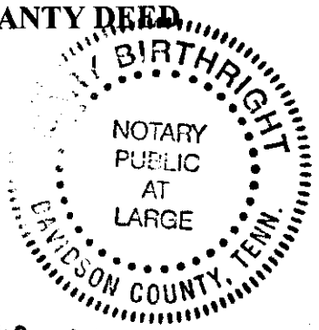
WARRANTY DEED



My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(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
Angelina Guardado (NAME)	Same As New Owner (NAME)	MAP 42-12
430 Old Hickory Blvd. (ADDRESS)	(ADDRESS)	PARCEL 58.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, American Consulting Corporation

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

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 part of Lot Nunmber 8, Map of Lots at Madison, Tennessee for W, N. Gray, of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee and further described as follows:

SAID part of Lot Number 8 fronts 100 feet, more or less on the northerly margin of said part of Old Hickory Boulevard west and runs back 123.6 feet, more or less on the westerly margin and 127 feet, more or less on the easterly margin to a dead line in the rear whereon it measures 100 feet.

BEING the same property conveyed to American Consulting Corporation by Sustitute Trustee's Deed, from Denis Griffin, Substitute Trustee of record by Instrument No. 20041007-0121153, Register's Office for Davidson County, TN

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

unimproved ( )
This is improved (X) property, known as 430 Old Hickory Blvd., 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 my hand this 14th day of June, 2006

American Consulting Corporation
By: Foster Dale Hire Pres.
Foster Dale Hire, President/Treasurer

Davidson County DEEDWARR
Recvd: 06/19/06 12:29 2 pgs
Fees:13.00 Taxes:488.40

20060619-0072759

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Foster Dale Hire and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President/Treasurer and _____ respectively of the American Consulting Corporation the within named bargainor, and corporation, and that he as such President/Treasurer 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 Foster Dale Hire as such President/Treasurer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Goodlettsville, TN on this the 14th day of June 2006.

My commission expires 11/24/07

_____
Notary Public