Davidson County DEEDWARR
Recvd: 07/05/06 11:44 2 pgs
Fees:13.00 Taxes:1285.75

20060705-0080072

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44540

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$347,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th day of June, 2006

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

JANET S. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elena Rivas	S A M E	83-3-162
195 Flying Cloud Isle		27W 5065
Foster City, CA 94404		

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, I/WE,

Kevin A. Caldwell, unmarried

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

Elena Rivas and Maria Calderon

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 No. 29 and of Greenway Avenue, abandoned, on the plan of W. S. Ashworth's Subdivision fo lots 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, page 153, Register's Office for said County, described according to survey by Erle Drake, Surveyor, dated April 21, 1922, as follows:

Beginning at the southeast corner of the intersection of Greenwood Avenue and Porter road; thence southerly along the easterly margin of Porter Road 79 1/2 feet to the center of Greenway Avenue abandoned; thence with the center of said abandoned Avenue, easterly 210 feet, more or less, to the westerly margin of an alley, if extended; thence with a line, the westerly margin of said alley, if extended, northerly 18 feet to the southerly margin of Greenwood Avenue and thence with the southerly margin of said Avenue, westerly 199 1/2 feet to the beginning.

INCLUDED in the above description but EXCLUDED from this conveyance of the approximately 225 square feet conveyed to the Metropolitan Government of Nashville and Davidson County as the fee simple tract shown in the legal description in the deed of record in Book 7805, page 858, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kevin A. Caldwell, Unmarried, by deed from Cornelia O. Stewart, Unmarried, of record in Instrument Number 20050614-0067962, Register's Office for Davidson County, Tennessee.

AS part of the consideration herein, Grantees have assumed in full all obligations of that certain note dated June 13, 2005, payable to Leonard Nathanson in the original principal amount of $155,000.00 secured by Deed of Trust of record as Instrument No.: 20050614-0067963 and agree to pay said sums in full as set forth therein.

Unimproved ( )
This is improved (X) property known as 1115 Porter Road, Nashville, TN 37206

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/our hand(s) this 14th day of June, 2006

Kevin A. Caldwell

STATE OF FLORIDA)
COUNTY OF Escambia)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kevin A. Caldwell, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Pensacola, Florida, this 14th day of June, 2006

Catherine H. Holsinger
Notary Public

My Commission Expires:_____

CATHERINE H. HOLSINGER
MY COMMISSION # DD356841
EXPIRES: September 21, 2008
Fl. Notary Discount Assoc. Co.