WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/06 13:45 4 pgs
Fees:23.00 Taxes:2035.00

20060706-0081074

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

× Vicente Lema
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2006

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC OFFICIAL SEAL COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 2/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicente Lema	SAME	MAP 42.16
(NAME)	(NAME)	
1120 Neelys Bend Road		PARCELS 216.00 &
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		233.00
(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, Wilton C. DePriest and wife, Linda Gayle DePriest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicente Lema and wife, Zoila Lema

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:

TRACT :I
Land in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being all of Lot No. 57 and the northerly 39.67 feet of Lot No. 56 of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 and the northerly 39.67 feet of Lot No. 56 adjoin and front together 95 feet, more or less, on the easterly margin of Gallatin Pike or Highway, and run back between parallel lines 175 feet, more or less, to the line between Lots Nos. 56, 57 and 58, in said Plan, and the property hereby conveyed is further described as follows:

BEGINING at the southeast corner of Harris Avenue, and the said Gallatin Pike or Highway; thence with the easterly margin of said Gallatin Pike or Highway and southerly 95 feet, more or less, to a point and the same being the southerly wall of a one-story brick building now on said property; thence East and parallel with said Harris Avenue 175 feet, more or less, to a dead line, said dead-line being the line between Lots Nos. 56, 57, and 58 in said Plan; thence with said dead line and northerly 95 feet, more or less, to the

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unimproved ( )
This is improved (X) property, known as 505 & 511 Gallatin Pike, 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 our hand s this 30th day of June, 2006

Wilton C. DePriest

Linda Gayle DePriest

LEGAL DESCRIPTION CONTINUATION

southerly margin of Harris Avenue, thence with the same and westerly 175 feet, more or less, to the place of beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE the following property formerly conveyed by David L. Lundy and wife, Joan M. Lundy, to Wilton C. DePriest and wife, Linda Gayle DePriest, by deed of record in Book 6070, page 301, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to wit:

Being the northerly 54 feet of Lot No. 57 of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said northerly 54 feet of Lot No.57 fronts on the easterly margin of Gallatin Pike and runs back between parallel lines 175 feet, more or less, to a dead line in the rear, and being described further as follows:

BEGINING at the southeast corner of Harris Avenue, and the said Gallatin Pike; thence with the easterly margin of said Gallatin Pike and southerly 54 feet, more or less, to a point; thence East and parallel with the said Harris Street and along the wall separating a market and a drug store, 175 feet, more or less, to a dead line, said dead line being the line between Lots Nos. 56, 57 and 58 in said Plan; thence with said dead line and northerly 54 feet, more or less, to the southerly margin of Harris Street; thence with the southerly margin of Harris Street and westerly 175, more or less, to the place of beginning.

Improved property known as: 511 Gallatin Road, Madison, TN

BEING the same property conveyed to Wilton C. DePriest and wife, Linda Gayle DePriest by Warranty Deed from Joan M. Lundy of record in Book 7061, page 431, Register's Office for Davidson County, TN

TRACT: II
Land in Davidson County, Tennessee, being further described as follows, to wit:

Being the northerly 54 feet of Lot #57 of Madison Realty Company's Subdivision as of record in Book 547, page 164 , Register's Office for Davidson County, Tennessee. Said northerly 54 feet of Lot #57 fronts on the easterly margin of Gallatin Pike and runs back between parallel lines 175 feet, more or less, to a dead line in the rear, and being described further as follows:

BEGINNING at the southeast corner of Harris Avenue, and the said Gallatin Pike; thence with the easterly margin of said Gallatin Pike and southerly 54 feet, more or less, to a point; thence east and parallel with said Harris Street and along the wall separating a market and a drug store, 175 feet, more or less, to a dead line; said dead line being the line between Lots #56, #57 and #58 in said Plan; thence with the said dead line and northerly 54 feet, more or less, to the southerly margin of Harris Street; thence with the southerly margin of Harris Street and westerly 175 feet, more or less, to the place of begining.

LEGAL DESCRIPTION CONTINUATION

Improved Property known as: 505 Gallatin Road, Madison, TN

BEING the same property conveyed to Wilton C. DePriest and wife, Linda Gayle DePriest by Warranty Deed from David L. Lundy and wife, Joan M. Lundy of record in Book 6070, page 301, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilton C. DePriest and wife, Linda Gayle DePriest

the bargainor s, 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 at Goodlettsville, Tennessee, this 30th day of June 2006.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public