Davidson County DEEDWARR
Recvd: 07/26/06 09:40 2 pgs
Fees:13.00 Taxes:887.63
20060726-0089939

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davdison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,900.00

Marvin Young Baines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Palemon Villa-Cruz	New Owner	Map 165-00
12347 Old Hickory Blvd.		Group
Antioch, TN 37013		Parcel 44.00

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, we

Marvin Young Baines and Arbria Louise Baines

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Palemon Villa-Cruz and Sergio Villa Cruz, BOTH UNMARRIED
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davdison County, State of Tennessee, described as follows, to wit:

A parcel or tract or land situated and lying in the 3rd Civil District of Davidson County, Tennessee, described according to survey made February 5, 1955, by T.R. Sanford, surveyor as follows:

BEGINNING at a point on the southerly margin of Old Hickory Boulevard, at the northeast corner of the property conveyed to Sam R. Davis and wife, by deed from H.C. Bratton and wife, of record in Book 2204, Page 182, Register's Office for said County, said point being also 470 feet easterly from the northeast corner of the property conveyed to Anne Belle Whitley Reeves by deed from J.K. Hill and wife, of record in Book 1637, Page 291, said Register's Office; thence with said Davis' eastern boundary line, South 23 degrees east 637.6 feet to his southeast corner; thence South 88 degrees east 524.5 feet to a point in the southwest corner of the property conveyed to Jessie Vaughn by deed from J.E. Hill, of record in Book 1169, Page 95, said Register's Office; thence with Vaughn's western boundary line, north 3· ! degrees east 210 feet to his northwest corner, being a point in the southern boundary line of the property conveyed to Norwood Butner and wife, by deed from J.K. Hill of record in Book 1372, Page 522, of said Register's Office; thence with said Butner's southern boundary line, north 83 degrees west 100 feet to his southwest corner; thence with said Butner's western boundary line, north 2-3/4 degrees west 436.2 feet to the southeast corner of the property conveyed to Marion Buckner and wife, by deed from Hubert C. Bratton and wife, of record in Book 2097, Page 91, said Register's Office; thence with said Buckner's southern boundary line and the southern boundary line of the property conveyed to said Buckner and wife, by deed from Hubert C. Bratton and wife, of record in Book 2143, Page 427, said Register's Office, south 67 degrees west 220.5 feet to said Buckner's southwest corner; thence with said Buckner's western boundary line, northwestwardly 120 feet to the southerly margin of said Old Hickory Boulevard; thence with same, south 67 degrees west 420 feet, more or less, to the beginning.

Being the same property conveyed to Raven Lee Baines and Pamela Marvine Rader, Trustees, by deed from Abria Louise Baines and Marvin Young Baines, of record in Instr. 20020219-0020970, said Register's Office. See also deed of record in Book 3403, page 628, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 12347 Old Hickory Blvd., Antioch, TN 37013

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 hands this 30th day of June, 2006.

Marvin Young Baines

Marvin Young Baines

Arbria Louise Baines By. Marvin Young Baines ATTY-In-Fact

Arbria Louise Baines

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 Marvin Young Baines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2006.

My Commission Expires: 1-27-07

Notary Public

LANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Marvin Young Baines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Arbria Louise Baines as her Attorney in Fact as the free act and deed of the within named Arbria Louise Baines.
Witness my hand and official seal this 30th day of June, 2006.

My Commission Expires: 1-27-07

Notary Public

LANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.