Davidson County DEEDWARR
Recvd: 08/28/06 10:09 2 pgs
Fees:13.00 Taxes:266.40

20060828-0105784

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN02482

# WARRANTY DEED

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$72,000.00

Raul Romero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of August, 2006

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Raul Romero** | **Americas Wholesale Lender** | **043-05-0-202.00** |
| **233 Wiley Street** | **750 Old Hickory Blvd. # 180** | |
| **Madison , TN 37115** | **Brentwood, Tn. 37027** | |

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,

**Ronald David Kelley , unmarried**

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

**Raul Romero and wife Claudia Romero**

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:**
**Being Lot No. 18, Block B, on the Plan of Overlook Estates, as shown on plat of record in Plat Book 843, page 105, in the Register's Office of Davidson County, Tennessee.**

**Said Lot No. 18 fronts 50 feet on the northerly side of Wiley Street and runs back between parallel lines 135 feet to a dead line.**

**Being the same property conveyed to Ronald David Kelley, by Quitclaim Deed from Nancy Ann Bennett fka Nancy Ann Kelley, dated 7-30-03 and recorded 10-30-03 in Instrument No. 20031030-0159826, and being the same property previously conveyed to Ronald David Kelley and Nancy Ann Bennett fka Nancy Ann Kelley, by Warranty Deed from Robert E. Lemley and wife, Sarah M. Lemley, dated 2-15-02 and recorded 7-23-03 in Instrument No. 20030723-0103192, Register's Office for Davidson County, Tennessee.**

**TRACT II:**
**Being the westerly half of Lot No. 19, Block B, on the Plan of Overlook Estates, as shown on plat of record in Plat Book 843, page 105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to Ronald D. Kelley, by Warranty Deed from Robert E. Lemley and wife, Margaret Lemley, dated 9-24-02 and recorded 7-23-03 in Instrument No. 20030723-0103193, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as **233 Wiley Street , Madison , TN 37115**
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 24th day of August , 2006.

Ronald David Kelley

**Ronald David Kelley**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald David Kelley the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of August, 2006.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

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 _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public