Davidson County DEEDWARR
Recvd: 09/01/06 10:42 3 pgs
Fees:18.00 Taxes:628.63

20060901-0108247

WARRANTY DEED

Maryanna Gould
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/22/2010
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 169,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF August 2006
Notary Public
MY COMMISSION EXPIRES: 2/22/2010
(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
Anamildys Morejon (NAME)	New Century Mortgage Corp. (NAME)	MAP 034-05
1601 Monticello Avenue (ADDRESS)	3109 W. Dr. Martin Luther King (ADDRESS)	PARCEL 65
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tampa, FL 33607 (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, Dalisay Lam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anamildys Morejon and husband, Ivan Morejon

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 the Northerly 27 feet of the Westerly part of Lot No. 37 and the Southerly part of the Westerly part of Lot No. 38 on the Plan of Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, described according to a survey made by Jas. A. Hamilton, Jr., Surveyor, April 3, 1959, as follows:

Beginning in the center of Monticello Avenue at the Northwest corner of the property conveyed to Frank A. Farley and wife, by deed from Jack Boyd, Jr. and wife, of record in Book 2809, Page 279, Register's Office for Davidson County, Tennessee, said point being 27 feet South of the corner of Lots Nos. 37 and 38; thence with the Northerly line of said Farley property Eastwardly 460 feet to the Westerly line of the property conveyed to Frank Farley and wife by deed from Jack Boyd, Sr., and wife, of record in Book 2881, Page 487, said Register's Office; thence with said line Northwardly 75.74 feet to the Southerly line of the property conveyed to Geo. P. Howell, et al, by deed from Jack Boyd and wife, of record in Book 2451, Page 513, said Register's Office; thence with said line Westwardly of the Southeast corner of the property conveyed to James C. Ferguson etux, by deed from Jack Boyd etux, of record in Book 2598, Page 623, said Register's Office, continuing in the same direction and with the Southerly line of said Ferguson property, in all 461.97 feet,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1601 Monticello Avenue, 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 28th day of August, 2006

Dalisay Lam

Dalisay Lam

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 Dalisay Lam

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of August 2006.

Commission expires 9/22/07

Notary Public

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

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 _____ 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

LEGAL DESCRIPTION CONTINUATION

more or less, to the center of Monticello Avenue; thence with the center of said Avenue Southwardly 129 feet more or less, to the beginning.

Being the same property conveyed to Dalisay Lam, A Single Woman by Warranty Deed dated July 19, 2002, from Lawrence P. Rainey and wife, Mary Rainey, of record by Instrument No. 20020819-0099683 in the Register's Office for Davidson County, Tennessee.

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