20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/06 12:21 3 pgs
Fees:18.00 Taxes:610.50
20061003-0122410

MAXINE F. WEAVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2006

Maxine F. Weaver
Notary Public

MY COMMISSION EXPIRES: 11/25/06
(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
Luis Jara (NAME)	New Owner (NAME)	MAP 51.04
1102 Riverwood Drive (ADDRESS)	1102 Riverwood Drive (ADDRESS)	PARCELS 175 & 174
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (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, Luis Molina and wife, Maria Molina

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis Jara and wife, Trancito Jara

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 Lot No. 1, Revised Resubdivision of Part of Lots 1 and 2 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 5190, page 386, said Register's Office.

Lot 1 (Also known as Tract 1) being further described as follows: Beginning at a point in the southerly margin of Madison Boulevard at the intersection of Madison Boulevard and Argle Avenue, said point being the end of a curve having a radius of 25.00 feet; thence along the southerly margin of Madison Boulevard S 72 degrees 11 minutes E 108.00 feet to a point; thence S 4 degrees 45 minutes W 166.50 feet to a point; thence N 86 degrees 45 minutes W 135.00 feet to the easterly margin of Argle Avenue; thence along the easterly margin of Argle Avenue N 4 degrees 45 minutes E 165.11 (erroneously referenced as 197.10 on prior deeds) to the beginning of a curve having a radius of 25.00 feet; thence around said curve to the right 45.38 feet to the point of beginning.

Land in Davidson County, Tennessee, described as Tract II, being part of Lots 1, 2, and 3 on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, said Register's Office.

LOT 2 (Also known as Tract 2); being further described as follows: Beginning

CONTINUED

unimproved ( )
This is improved (X) property, known as 815 Argle Avenue, Madison, TN 37115 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
and 232 Madison Blvd., 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 hand S this 29th day of September, 2006

Luis Molina

Maria Molina

LEGAL DESCRIPTION CONTINUATION

at a point in the southerly margin of Madison Blvd., said point being 135.00 feet east of the end of a curve having a radius of 25.00 feet; thence with said southerly margin of Madison Blvd., S 77 degrees 00 minutes E for 85.00 feet to a point; thence S 25 degrees 25 minutes W for 147.36 feet to a point; thence N 76 degrees 30 minutes W for 60.00 feet to a point; thence N 12 degrees 40 minutes E for 166.50 feet to the point of beginning.

BEING the same property conveyed to Luis Molina and wife, Maria Molina by Warranty Deed from Colleen B. Morton, unmarried of record by Instrument No. 20040414-0041795, 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 Luis Molina and wife, Maria Molina

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 28th day of September 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 _____ 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