Davidson County DEEDWARR
Recvd: 11/03/06 12:29 1 pgs
Fees:13.00 Taxes:310.80

20061103-0136936

WARRANTY DEED

AT-2006028

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of October, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Caridad Rondon	New Century Mortgage Corporation	081-06-0 231.00
10911 SW 144 Avenue	P. O. Box 514700	
Miami, FL 33186	Los Angeles, CA 90051-4700	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Katherine M. Green and Charlene Nance, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Caridad Rondon, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 7 in the Plan of Carolann Acres, as of record in Boo 2083, page 30, Register's Office for Davidson County, Tennessee, and further described as follows;

Said Lot No. 7 fronts 70 feet on the west side of 25th Avenue North and extends back between parallel lines 215.9 to a dead line in the rear.

Being the same property conveyed to Katherine M. Greene and Charlene Nance from Dorothy Roberts, divorced by Warranty Deed dated June 7, 2006 and recorded June 7, 2006 in Instrument #20060607-0067779, Register's Office for Davidson County, Tennessee. Said Deed also acquired on March 10, 1972, said Register's Office.

( ) unimproved
This is (X) improved property know as 2023 25th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 27th day of October, 2006

Katherine Green
Katherine M. Green

Charlene Nance
Charlene Nance

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Katherine M. Green and Charlene Nance, 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 Williamson, Tennessee, this 27th day of October, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY