Davidson County DEEDWARR
Recvd: 02/08/07 14:21 2 pgs
Fees:13.00 Taxes:591.63

20070208-0016779

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45078

WARRANTY DEED

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriela Monzon	New Century Mortgage Corporation	106-14-191
77 Lyle Lane	229 Huber Village Blvd, Suite 200	
Nashville, TN, 37210	Westerville, OJ 43081-3313	

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, I/WE,

Roy S. Jones and wife, Cynthia Lynn Jones and John D. Gilbert, Jr. and wife, Marian Kay Gilbert

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

Gabriela Monzon and husband, Juan A. Monzon

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:

Lot No. 2 of the Re-Subdivision of the Sharpe property of record in Plat Book 6050, Page 251, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy S. Jones and wife, Cynthia Lynn Jones, and John D. Gilbert, Jr. and wife, Marian Kay Gilbert, by Quitclaim Deed from Cason A. Dickinson, Trustee, of record in Book 7088, Page 515, and re-recorded in Book 9522, Page 702, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 77 Lyle Lane, Nashville, TN 37210

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/our hand(s) this 30th day of January, 2007

Roy S. Jones

Cynthia Lynn Jones

John D. Gilbert, Jr.
By: Roy S. Jones Attorney-in-Fact.

Marian Kay Gilbert
By: Roy S. Jones Attorney-in-Fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Roy S. Jones and wife, Cynthia Lynn Jones, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of January, 2007

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31 day of January, 2007, personally appeared Roy S. Jones to me known to be the person who executed the foregoing instrument on behalf of John D. Gilbert, Jr. and wife, Marian Kay Gibert, as Attorney in Fact, and acknowledged that Roy S. Jones executed the same as the free act and deed of the said John D. Gilbert, Jr. and wife, Marian Kay Gilbert.

Witness my hand and official seal this 31 day of January, 2007.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010