Davidson County DEEDWARR
Recvd: 03/05/07 10:44 2 pgs
Fees:13.00 Taxes:426.44

20070305-0026617

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
1468 WEXFORD DOWNS LANE
NASHVILLE, TN 37211
VT-07200025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,253.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28TH day of FEBRUARY, 2007

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDA PEDRO	**United Capital Mortgage**	**150-11-122**
3324 TOWNESHIP ROAD	**2035 Lakeside Centre Way, Ste. 140**	
ANTIOCH, TN 37013	**Knoxville, TN 37922**	

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,

APRIL LASTER NOLES AND HUSBAND, DAVID F. NOLES

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

LINDA PEDRO AND HUSBAND, DION PEDRO

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. 295, on the Plan of Towne Village of the Country, Section III, as shown on plat of record in Plat Book 5200, Page 268, 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 April Laster by Quit Claim Deed from Willie Laster, dated July 28, 2003, and recorded December 15, 2003, of record in Instrument Number 20031215-0179030, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Willie Laster and April Laster, husband and wife, by Warranty Deed from Christopher N. Franz and Kathryn L. Franz, husband and wife, dated March 30, 2000, recorded April 5, 2000, in Instrument Number 200004050034401, Register's Office for Davidson County, Tennessee. April Laster, April Holaday and April Noles are one and the same person.

The said David F. Noles, husband of April Laster Noles joins in this conveyance for the purpose of conveying any interest marital, if any, he may have in said property.

Unimproved ( )
This is improved (X) property known as **3324 TOWNESHIP ROAD, ANTIOCH, TN 37013**
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 28TH day of FEBRUARY, 2007.

APRIL LASTER NOLES

DAVID F. NOLES

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named APRIL LASTER NOLES AND HUSBAND, DAVID F. NOLES 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 Smyrna, Tennessee, this 28TH day of FEBRUARY, 2007.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT. 24, 2010

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 _____, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, 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 _____, 2007.

Commission Expires:_____

_____
Notary Public