Davidson County DEEDWARR
Recvd: 06/18/08 12:13 2 pg:
Fees:13.00 Taxes:436.60
20080618-0062719

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$118,000.00.**

Agustin Ambriz Contreras
Affiant

Subscribed and sworn to before me, this the 13th day of June, 2008.

Notary Public

My commission expires: MY COMMISSION EXPIRES: July 24, 2010

(AFFIX SEAL)

AMY GERWIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, Florida 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Agustin Ambriz Contreras	**New Owner**	**07301008000**
1513 Lincoya Bay Drive		
Nashville, Tennessee 37214		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Margaret S. Holmes, an single woman

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

Agustin Ambriz Contreras

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. 30 on the Map of Happy Valley, Section B, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1954, as follows:

BEGINNING on the northerly margin of Bobby Avenue at a point 775 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 29 and 30; thence with the line between said two lots, northwardly 140 feet to the common corner of Lots Nos. 10, 11, 29, and 30; thence at right angles, eastwardly 100 feet to the common corner of Lots Nos. 11, 12, 30 and 31; thence at right angles, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue westwardly 100 feet to the point of beginning.

Being the same property conveyed to William V. Holmes and wife, Margaret S. Holmes by Deed of record in Book 5189, Page 67, recorded 08/26/1977, Register's Office for Davidson County, Tennessee. Note: Per death certificate ~~dated~~ OF, William V. Holmes date of death is 1.10.1979

This is improved (X) Unimproved (____) property, known as **2729 Bobby Avenue, Nashville, Tennessee 37216**

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 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 13th day of June, 2008.

Margaret S. Holmes

Margaret S. Holmes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Margaret S. Holmes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purposes therein contained, by signing their name

Witness my hand, at office, this **13th** day of **June, 2008.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 24, 2010

