Davidson County DEEDWARR
Recvd: 11/18/08 09:56 2 pgs
Fees:13.00 Taxes:473.60

20081118-0113653

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-081100504

WARRANTY DEED

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
~~JANUARY 20, 2009~~

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of November, 2008

Notary Public

MY COMMISSION EXPIRES: 1/20/09

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose A. Torres Mata	**Mortgage Investors Group**	**136-13-0-084.00**
3112 Goodwin Drive	**8320 E. Walker Springs Lane**	
Nashville, TN 37217	**Knoxville, TN 37923**	

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,

Jose Camelo Amaya and Jesus Manuel Portillo

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

Jose A. Torres Mata, a married man

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 60 on the Plan of Edge-O-Lake Subdivision, Section 20-A, as shown on plat of record in Plat Book 5200, page 183, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jose Carmelo Amaya and Jesus Manuel Portillo, by Warranty Deed from Phillip S. Segraves and wife, Monica Ergueta-Segraves, dated 9-30-04 and recorded 10-13-04 in Instrument Number 20041013-0123124, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **3112 Goodwin Drive , Nashville, TN 37217**
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 14th day of November, 2008.

Jose Carmelo Amaya

Jose Camelo Amaya
By: Ana G. Calderon, Atty-in-Fact

Jesus Manuel Portillo

Jesus Manuel Portillo
By: Ana G. Calderon, Atty-in-Fact

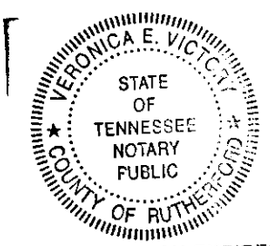
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 14th day of November, 2008, before me personally appeared Ana G. Calderon to me known to be the person who executed the foregoing instrument in behalf of Jose Carmelo Amaya and Jesus Manuel Portillo as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Jose Carmelo Amaya and Jesus Manuel Portillo.

Witness my hand and official seal at Smyrna, Tennessee, this the 14th day of November, 2008.

Commission Expires: 1/20/09

Veronica E. Victory
Notary Public



MY COMMISSION EXPIRES:
JANUARY 20, 2009