PLEASE RETURN TO:
GRISIM TITLE
2309 CRESTMOOR
NASHVILLE TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090029593 DEEDWARR
Recvd: 05/05/09 10:51 2 pgs
Fees:13.00 Taxes:388.50
20090505-0040973

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2009

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFFREY M. GRISIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lakenya S. Watkins (NAME)	Right Mortgage (NAME)	TAX ID #
1390 Florence Avenue (ADDRESS)	106 B West Hill Dr (ADDRESS)	034130187.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lebanon TN 37087 (CITY) (STATE) (ZIP)	

FOR AND 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, Pedro Reyes and wife, Deanna Reyes

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

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:

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

Being Lot No. 26, Block G, Eastlawn Subdivision as recorded in Plat Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 26, Block G, fronts 50 feet on the southeasterly margin of Florence Avenue and extends back between parallel lines 120 feet to a dead line on which it measures 50 feet.

Being the same property conveyed on March 10, 2008 to Pedro Reyes and wife, Deanna Reyes by Warranty Deed from Frank L. Walden, Trustee for the Frank L. Walden Revocable Living Trust U/T/A February 22, 2002 of record in Instrument No. 20080320-0028193, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO the Plan of Eastlawn Subdivision of record in Plat Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements, setback lines, etc., if any, as may be set forth thereon.

unimproved ( )
This is improved (X) property, known as 1390 Florence Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 23rd day of April 2009

Pedro Reyes

Deanna Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pedro Reyes and wife, Deanna Reyes

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 Madison, Tennessee, this 23rd day of April, 2009.

Commission expires 3-20-10

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 _____, _____.

My commission expires _____

_____
Notary Public