Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2009.

Notary Public

My commission expires 2-19-13

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 EAST MAIN STREET
HENDERSONVILLE TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DEMASO VALDES PALACIOS	New Owner	74-8-55.00
173 Jacksonian Drive		
Hermitage TN 37076		

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 ACKNOWLEDGE, WE,

John Ashworth and wife, Charlotta Ashworth

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

Damaso Valdes and Juana Vera Galvan, husband and wife

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. 804 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Page 62, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Jacksonian Drive at the common corner of Lots Nos. 804 and 805; thence with the line between said two lots, 133.1 feet in a Northerly direction to a point at the common corner of Lots Nos. 803 and 804 and 804; thence with the line between said Lots Nos. 803 and 804, 111.7 feet in an Easterly direction to a point in the Westerly margin of Bonnavent Drive; thence with said drive 126.48 feet in a Southerly direction to a point at the beginning of a curve; thence around said curve 39.27 feet in a Southwesterly direction to a point in the Northerly margin of Jacksonian Drive; thence along said margin 95.0 feet in a Westerly directions to the point of beginning.

Being the same property conveyed to John Ashworth and wife, Charlotta Ashworth by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2004-2 Asset-Backed Certificates, Series 2004-2, recorded on the 22nd day of June, 2006 in Instrument No. 20060622-0074499, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090068128 DEEDWARR
Recvd: 10/06/09 11:25 2 pgs
Fees:13.00 Taxes:518.00
20091006-0092871

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as: 173 Jacksonian Dr., Hermitage TN 37076 .

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 in 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 2nd day of October, 2009.

John Ashworth

Charlotta Ashworth

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, John Ashworth and Charlotta Ashworth, the within named Grantors, 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, at office, this 2nd day of October, 2009.

Notary Public

My Commission Expires: 9.19.2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011