RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090900797

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100004601 DEEDWARR
Recvd: 01/25/10 10:28 2 pgs
Fees:13.00 Taxes:32.99
20100125-0006068

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$8,916.19

Maria Olivia Padron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 22nd day of January, 2010.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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
ANTONIO PADRON **2444 PULLEY ROAD** **NASHVILLE, TN 37214**	**SAME**	**121-00-0-010.00**

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,

WILLIAM F. BURGESS AND WIFE, TINA R. BURGESS

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

ANTONIO PADRON AND WIFE, BERTA PADRON AND PEDRO PADRON AND WIFE, OLIVIA PADRON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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:

Tract One:

Land being in the Third Civil District of Davidson County, Tennessee, being part of Lot Number 12 on the Plan of the Subdivision of the land of Thomas Everett, as of record in the Davidson County, Tennessee Chancery Court, Plan Book One, page 92, described as follows:

Beginning at a rock on the southeast corner of said Lot Number 12; thence north 1-1/2 deg. east 210 feet to a point; thence in a westerly direction parallel with Pulley Road a distance of 210 feet to a point; thence in a southerly direction parallel with the Archie Faircloth property, formerly Mrs. Grace Goodwin's westerly boundary line, a distance of 21 0 feet to Pulley Road; thence in an easterly direction along Pulley Road 210 feet to the point of beginning.

There is reserved on the westerly 50 feet of the above described property a 50-foot easement for ingress and egress to Tract Two described herein.

Being part of the same property conveyed to William F. Burgess and wife, Tina R. Burgess by Warranty Deed from James William Wright, Sr. and wife, Johnnie Mae Wright, dated 7/31/96 and recorded 8/1/96 in Book 10140, page 64, Register's Office for Davidson County, Tennessee.

For further reference as to legal description, see Partition Deed (wherein an approximate two-acre tract was partitioned into two tracts; the subject tract being described as Tract 1) of record in Book 5717, page 282, said Register's Office.

Tract Two:

Land being in the Third Civil District of Davidson County, Tennessee, being part of Lot Number 12 on the Plan of the Subdivision of the land of Thomas Everett, as of record in the Davidson County, Tennessee Chancery Court, Plan Book One, page 92, described as follows:

The beginning point is north 1-1.2 deg. east 210 feetfrom a rock on the southeast corner of Lot Number 12; thence north 1-1.2 deg. east 210 feet to a point; thence in a westerly direction parallel with the Pulley Road a distance of 21 0 feet to a point; thence in a southerly direction parallel with the Archie Faircloth property formerly Mrs. Grace Goodwin's westerly boundary line a distance of 210 feet; thence in an easterly direction parallel with the Pulley Road 210 feet to the point of beginning.

Also conveyed is a 50-foot easement for ingress and egress over and on the westerly 50 feet of Tract One described herein. Said easement shall run with the land.

Being part of the same property conveyed to William F. Burgess and wife, Tina R. Burgess by Warranty Deed from James William Wright, Sr. and wife, Johnnie Mae Wright, dated 7/31/96 and recorded 8/1196 in Book 10140, page 64, Register's Office for Davidson County, Tennessee.

For further reference as to legal description, see Partition Deed (wherein an approximate two-acre tract was partitioned into two tracts; the subject tract being described as Tract 2) of record in Book 5717, page 282, said Register's Office.

This is improved (X) property known as **2444 PULLEY ROAD, NASHVILLE, TN 37214**
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 22nd day of January, 2010.

WILLIAM F. BURGESS

TINA R. BURGESS

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 WILLIAM F. BURGESS AND WIFE, TINA R. BURGESS 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 Nashville, Tennessee, this 22ND day of January, 2010..

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
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 _____, 2009.

Commission Expires:_____

Notary Public