Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 10/04/00 12:56 3pgs
Fees:15.00 Taxes:294.15
20001004-0098413

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration **Cleovis F. Torres and wife, Maria C. Torres, both** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Carlos Navarro and Maria Isabel Perez** (hereinafter referred to as "Grantee(s)"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Conveyance is subject to easements and/or setback lines and all other matters of record in Book 4860, page 61 and Book 5066, page 836 of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 29 day of September 2000.

Cleovis F. Torres

Maria C. Torres

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, Cleovis F. Torres and Maria C. Torres with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 29 day of Sept. 2000.

Notary Public

My Commission expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

STATE Of Tennessee
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $79500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

CARLOS. J NAVARRO.
Affiant

Subscribed and sworn to before me this 29 day of Sept. 2000.

Notary Public

My Commission expires:



Map and Parcel Numbers: 149/05/78.00

Address of New Owner:
4744 Volunteer Drive
Antioch, Tn 37013

Send Tax Bills To:
same

6-000107

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Terragon Trails Section One of record in Plat Book 4860, page 61 and as amended in Book 5066, page 836, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Cleovis F. Torres and Maria C. Torres, both unmarried, from Nancy J. Matthews, unmarried, by Warranty Deed dated November 12, 1998 and recorded in Book 11207, Pages 590 and 591, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 4860, page 61 and Book 5066, page 836, Register's Office for Davidson County, Tennessee.