WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 80,000.00 .

angel Lara
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 28 day of AUGUST, 2001.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 08/31/01 14:15 2pgs
Fees:13.00 Taxes:296.00

20010831-0094834

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file #0108-6

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Angel Lara, & Felicia Ortiz 2111 Sadler Ave. Nashville, Tennessee 37210	New Owner	106 - 13 / 134.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Angel Lara and, Felicia Ortiz, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **William A. Evans, Jr.**, and wife, **Susan B. Evans**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

Angel Lara and wife, **Felicia Ortiz**, the GRANTEES herein,their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Being Lot No. 69 on the Plan of Sadler Place of record in Plat Book 332, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. Evans, Jr. and Susan B. Evans, his wife by deed from Option One Mortgage Corporation of record in Instrument No. 20001120-0114647, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2001 Property taxes are to be prorated and assumed by the GRANTEES.

This is improved property known as: 2111 Sadler Ave., Nashville, TN 37210.

Witness our hands this 28th day of AUGUST, 2001.

William A. Evans, Jr.

Susan B. Evans

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named William A. Evans, Jr. and Susan B. Evans 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 28 day of AUGUST, 2001.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

From: ***William A. Evans, Jr. and wife, Susan B. Evans***

To: ***Angel Lara and wife, Felicia Ortiz***

Property:

2111 Sadler Ave. Nashville, TN. 37210

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003