FILE BOX 45

WARRANTY DEED

THIS INDENTURE, made and entered into this day of **August, 2001**, by and between **Roger K. Temple and wife, Kathy M. Temple**, party of the first part, and **Victor Ignacio Palomares** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville**, County of **Davidson** , State of **Tennessee**.

Parcel #: 91-07-241.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Roger K. Temple

Roger K. Temple

Kathy M. Temple

Kathy M. Temple

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lots Nos. 718 and 720 of Block 109 on the No 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Roger K. Temple and wife, Kathy M. Temple by deed from Janice Lynn Hunter Estes and husband, John W. Estes, Jr., of record in Book 6628, Page 778, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Pages 74 and 75, said Register's Office.

Davidson County DEEDWARR
Recvd: 09/18/01 15:29 2pgs
Fees:13.00 Taxes:222.00
20010918-0101162

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roger K. Temple and Kathy M. Temple** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of ~~August~~ Sept., 2001.

Notary Public

My commission expires: 02-22-2004

MY COMMISSION EXPIRES February 22, 2004

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

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Property address: **4809 Kentucky Avenue**
Nashville, Tennessee 37209

Owner's name: **Victor Ignacio Palmares**

and address: **4809 Kentucky Avenue**
Nashville, Tennessee 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)
~~Same as Property~~ First Horizon Home Loans Corp.
d/b/a First Tennessee Home Loans
P.O. Box 146
Memphis, TN 38101

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010311

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~61,100.00~~ 60,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of ~~August~~ Sept., 2001.

Notary Public

My Commission Expires 02-22-2004

(FOR RECORDING DATA ONLY)

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: February 22, 2004