File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 46114
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/07/05 13:50 2 pgs
Fees:13.00 Taxes:1517.00
20050207-0014145

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fernando T. Miranda Patricia Bihl-Miranda 400 Jackson Blvd. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-13-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Rechter, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fernando T. Miranda and spouse, Patricia Bihl-Miranda** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the south 55 feet of Lot No. 54 on the Map of Bransford Realty Company's Subdivision Certain lots in Blocks E, .F,. and G, Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 54 fronts 55 feet on the easterly side of Carden Avenue and runs back between parallel lines 210 feet on a dead line.

Being the same property conveyed to Jennifer Rechter by deed from Keith Alan Flippo and Kenneth G. Ganeaux, both unmarried of record in Doc.No. 20001101-0108428, Register's Office for Davidson County, Tennessee.

Richard Eric Paisley spouse of Jennifer Rechter joins in this conveyance for the sole purpose of conveying and all martial interest in said property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 547 Page 53, said Register's Office.

This is improved property, known as: 228 Carden Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of February, 2005.

Jennifer Rechter

Richard Eric Paisley

State of TENNESSEE
County of DAVIDSON

On this 2nd day of February, 2005 , before me the undersigned authority, personally appeared Jennifer Rechter and Richard Eric Paisley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $410,000.00

Affiant

Sworn and subscribed before me this the 2nd day of February, 2005

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public