Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-0339

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ ~~Owelled~~ 115,000.00

CWaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF March, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Efrain Mendez
3549 Paragon Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
134-090-17300

WARRANTY DEED

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, **BENITO A. GUTIERREZ AND WIFE, PATRICIA G. GUTIERREZ AND MARIA G. DOMINGUEZ,** _____, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EFRAIN MENDEZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Woodland Hills, Phase Two, Section One of record in Plat Book 7900, page 408, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed unto Benito A. Gutierrez and Maria G. Dominguez as joint tenants with rights of survivorship by deed from Tia Vogel and husband, Brian Vogel, filed for record on 03/11/03 in Instrument No. 20030311-0031679, Register's Office for Davidson County, Tennessee.

Patricia G. Gutierrez joins in this conveyance for the purpose of conveying all right, title and interest she may have in subject property as the spouse of Benito Gutierrez.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on plat of record in Plat Book 7900, page 408, Register's Office for Davidson County, Tennessee; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3549 Paragon Drive, Nashville, TN 37211.

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 unemcumbered, 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 my hand this 10 day of March, 2005.

Benito A. Gutierrez

Maria G. Dominguez By Atty in Fact Benito A. Gutierrez

Patricia G. Gutierrez

Davidson County DEEDWARR
Recvd: 03/16/05 15:42 2 pgs
Fees:13.00 Taxes:425.50

20050316-0029134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benito A. Gutierrez and Patricia G. Gutierrez, 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 10 day of March, 2005.

GREGORY D. VARNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10 day of March, 2005, before me personally appeared Benito A. Gutierrez, to me known to be the person who executed the foregoing instrument in behalf of Maria G. Dominguez as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Maria G. Dominguez. Witness my hand and official seal.

GREGORY D. VARNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2005.

_____
Notary Public

Commission Expiration: