WARRANTY DEED

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $125,275.00.

Affiant

Subscribed and sworn to before me this 18th day of May, 2005.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Juan Lopez	New address	148-13-0-200.00
4924 Packard Drive		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larrick Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Juan Lopez and Leonila Lopez, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 98 on the plan of Locustwood, Section III, of record in Book 2663, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 98 fronts 140 feet on the southerly margin of Packard Drive and extends back between lines, 359.1 feet on the westerly line and 379.2 feet on the easterly line, top a dead line in the rear on which it measures 98.1 feet thereon.

Being the same property conveyed to Larrick Properties, Inc., by deed from Paulette B. Christensen a/k/a Paulette Boehms Christensen, an unmarried person, on December 19, 2003, of record in Instrument Number 20031229-0182822, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2663, page 29, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2696, page 61; and Book 2739, page 397, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5408, page 112; and Book 6280, page 118, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4924 Packard Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 18, 2005.

Larrick Properties, Inc.

By Rick Hughes

Davidson County DEEDWARR
Recvd: 06/06/05 15:40 2 pgs
Fees:13.00 Taxes:463.52

20050606-0064501

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of May, 2005, before me, appeared Rick Hughes to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Secretary of Larrick Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Rick Hughes acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

