#9970 Return to: Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville, TN 37211
615-777-2011

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2005.

Notary Public
My commission expires: ___

LANCE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

15-0506-150321

Address of New Owner:	Send Tax Bills to:	Tax Information
Gilberto Alvarez 315 Fannin Dr. Goodlettsville TN 37072	Volunteer Trust Mortgage Corp 301 S Perimeter Park Dr. Ste 125 Nashville Tn. 37211	018-12-0 045.00

Davidson County DEEDWARR
Recvd: 07/12/05 14:15 2 pgs
Fees:13.00 Taxes:379.25
20050712-0080713

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James M. Raymer and Rita L. Raymer**, now divorced, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gilberto Alvarez**, unmarried person, hereinafter called the Grantee, his successors 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. 39, on the Plan of a revision of Section Two, Mansker Heights, of record in Plat Book 3106, Page 16 and revised in Book 3106, Page 143, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Raymer and wife, Rita L. Raymer, by deed, dated 03/20/87, from Robert G. Filson and wife, Ellen D. Filson, of record in Book 7178, Page 68, Register's Office for Davidson County, Tennessee. James M. Raymer and Rita L. Raymer are now divorced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 315 Fannin Dr., Goodlettsville, TN 37072

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 27 day of June, 2005.

James M. Raymer

Rita L. Raymer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Raymer and Rita L. Raymer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 27 day of June, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

