Davidson County DEEDWARR
Recvd: 07/29/05 12:06 2 pgs
Fees:13.00 Taxes:536.50

20050729-0088928

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**808 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**
**The actual consideration or value, whichever is greater, for this transfer is $145,000.00**

**Affiant**

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

**Notary Public**
**My commission expires: 02/24/08**

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO.

**06-0505-71768**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Jose L. Avina | Transnational Financial Networ | MAP 81-07 |
| 1807 and 1809 15th Avenue North | 401 Taravel Street, 2nd Floor | PARCEL 264 |
| Nashville TN 37208 | San Francisco, CA 94116 | |

## 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, **Lloyd Ford and Willis White**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to Jose L. Avina**, hereinafter called the Grantees, their 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. 7 & 10, on the Plan of McNees Subdivision, of record in Plat Book 161, Page 44, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Willis White and Lloyd Ford by deed dated 3-12-2004 and recorded 3-17-2004 from JoAnn Frierson of record in Instrument No. 20040317-0030420, said Register's Office.
>
> 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 1807 and 1809 15th Avenue North, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees 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 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 27th day of July, 2005.

Lloyd Ford

Willis White by Lloyd Ford
As Attorney in fact
For Willis White

Willis White

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lloyd Ford, 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 Mt. Juliet, TN, this 27th day of July, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires 02/24/08

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Willis White by Lloyd Ford, Attorney-in-fact for Willis White, and , 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 Mt. Juliet, TN, this 27th day of July, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires 02/24/08