State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $150,000.00

Affiant

Subscribed and sworn before me this the 1st day of Auguist, 2005.

Notary Public My Commission Expires: 3-25-06

Notary Public At Large Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 08/08/05 14:15 2 pgs
Fees:13.00 Taxes:555.00

20050808-0093523

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property **known as:**	**Send tax bills to:**
Simon Sanchez Valerio	309 Weaver Drive	Irwin Mortgage Corp.
309 Weaver Drive	Nashville, TN 37217	P.O. Box 23550
Nashville, TN 37217		Jacksonville, TN 32241

Map 120-10 Parcel 21

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES R. PYBURN

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

SIMON SANCHEZ VALERIO, UNMARRIED AND SIMON L. SANCHEZ, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Seven Oaks, Section 1, of record in Book 1835, page 132, Register's Office for said County.

Said Lot No. 20 fronts 105 feet on the westerly margin of Weaver Drive and extends back 238.00 feet on the northerly line and 240 feet **on the southerly line to a dead line in the rear measuring 55 feet thereon.**

Being the same property conveyed to James R. Pyburn by Warranty Deed from Mark K. Geringswald and husband, Robert Geringswald of record in Instrument Number 20021206-0150651, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 1835, page 132, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 1788, page 349, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **1st day of August, 2005.**

James R. Pyburn

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **James R. Pyburn** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that **he** executed the within this instrument for the purposes contained.

Witness my hand and official seal this **1st day** of **August, 2005.**

Notary Public

My Commission expires: 3-05-06

