Davidson County DEEDWARR
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Fees:23.00 Taxes:1480.00
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S/R
TRACT

SPECIAL WARRANTY DEED

FROM:	Curb-Harding, LLC	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
TO:	Sabino Vigil-Saldana and wife, Maria de Jesus Vigil	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Sabino Vigil-Saldana and wife, Maria de Jesus Vigil 1625 Harding Place Nashville, TN 37215	Same	131-09-26.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $400,000.00.

Sabino Vigil-Saldana
Affiant

Sworn to and subscribed before me, this 22 day of August, 2005.

Notary Public

My Commission Expires: 5/28/06

DAVIDSON COUNTY TN NOTARY PUBLIC AT LARGE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curb-Harding, LLC** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Sabino Vigil-Saldana and wife, Maria de Jesus Vigil** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1625 Harding Place, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 22nd day of August, 2005.

SELLER: Curb-Harding, LLC

By: Mike Curb

Mike Curb, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mike Curb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Curb Harding, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 22 day of August, 2005.

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE

My Commission Expires:

3/28/06

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, know as 1625 Harding Place, being Lot No. 4 on the Map of Seven Hills, Section III, as of record in Plat Book 2663, page 89, Register's Office for said County.

Said Lot 4 fronts 216.9 feet on the south side of Harding Place and runs back between lines, 466.6 feet on the west line and 546.2 feet in on the east line to a dead line in the rear on which it measures 194.1 feet.

Being the same property conveyed to Curb-Harding, LLC by deed from Mike Curb, of record Instrument number 20031029-0159495, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2005, a lien, not yet due and payable.

2. All matters of public record.