Davidson County DEEDWARR
Recvd: 10/17/05 10:23 2 pgs
Fees:13.00 Taxes:88.80
20051017-0124744

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Luis Alva
5859 Hickory Ridge Road
Lebanon, TN 37090
MORTGAGEE:
n/a

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 043-13-0-A
Parcel 020.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary F. Herrera Pouder, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Luis Alva**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Apartment Unit No.1-20 of Robin Hood Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5388, page 524, Register's Office for said County, reference to which is hereby made, and said unit being more fully described on the plan of record in Book 5200, page 124, said Register's Office. Reference is also made to the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, page 1566, Office of the Secretary of State of Tennessee, and in Book 5383, page 314, said Register's Office.
>
> Being the same property conveyed to Mary F. Herrera Pouder by quitclaim deed from Jana Lynn Herrera, an unmarried person, of record in Book 7658, page 162, Register's Office for Davidson County, Tennessee.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 323 Forest Park Road, Unit #20, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 7th day of October, 2005.

Mary F. Herrera Pouder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mary F. Herrera Pouder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of October, 2005.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $24,000.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 11-23-2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY