Davidson County DEEDWARR
Recvd: 11/30/05 10:31 3 pgs
Fees:18.00 Taxes:462.13
20051130-0143837 11/18/05 JRR/aw

This instrument prepared by:

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

WARRANTY DEED

Address New Owner(s) as follows: **JESUS G. NAVARRO and wife, ROSIE NAVARRO, 603 Ronnie Road, Madison TN 37115**

Name and Address of the person or entity responsible for payment of real property taxes: Coldwell Banker Mortgage, 3000 Leadenhall Road, Mt. Laurel, NJ 08054

Map-Parcel No. **042-11-0 055.00**, Field Book No. **11D-34490**

For and in consideration of the sum of **ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED ($124,900.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I, **ORA EVELYN BLAIR**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey to **JESUS G. NAVARRO and wife, ROSIE NAVARRO**, their heirs and assigns, hereinafter referred to as Grantee(s), a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property known as **603 Ronnie Road, Madison, Davidson County, Tennessee 37115.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **JESUS G. NAVARRO and wife, ROSIE NAVARRO**, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said

Grantees, their heirs 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 my hand this 28th day of November 2005.

Ora Evelyn Blair
ORA EVELYN BLAIR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ORA EVELYN BLAIR**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of November 2005.

Notary Public

My commission expires 20 Sept. 2008

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**124,900.00**.

Mrs. Ora Evelyn Blair Affiant

Subscribed and sworn to before me this 28th day of November 2005.

Notary Public

My commission expires 20 Sept. 2008

JOHN R. REYNOLDS ... DAVIDSON COUNTY, TENN.

EXHIBIT A

603 Ronnie Road, Madison
Davidson County, Tennessee 37115
Map/Parcel Nos. 042-11-0 055.00,
Field Book No. 11D-34490

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Haven Acres, Section One, of record in Book 2331, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 224.77 feet on the west side of Ronnie Road and runs back between lines 101.15 feet on the south line and 260.16 feet on the north line, to a dead line in the rear measuring 275.33 feet thereon.

Being the same property conveyed to **ORA EVELYN BLAIR** by Quitclaim Deed from **JOHN R. REYNOLDS, TRUSTEE**, and shown as **Instrument No. 20030219-0022243**, Register's Office for **Davidson** County, Tennessee.