Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/05 10:40 2 pgs
Fees:13.00 Taxes:447.70

20051230-0156738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/28/05.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

MICHAEL T. HALEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204, Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armando Ventura et ux (NAME)	Southeast Financial Federal C.U. (NAME)	148-05-0
308 Willard Drive (STREET ADDRESS/ROUTE NUMBER)	444 James Robertson Parkway (STREET ADDRESS)	118.00
Nashville, TN 37211 (CITY/STATE/ZIP)	Nashville, TN 37219 (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Villard Morris Clifton and wife, Sylvia T. Clifton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Armando Ventura and wife, Lorena Covarrubias

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 100 on the Plan of Haywood Acres Subdivision, as of record in Book 2900, Page 17, Register's Office for said County. Said Lot No. 100 fronts 108.0 feet on the northeast margin of Willard Drive, and extends back 240.4 feet on the northwest line and 202.9 feet on the southeast line, to a dead line, measuring 88.9 feet thereon.

Being the same property conveyed to Villard Morris Clifton and wife, Sylvia T. Clifton, by deed from Thomas J. Smith, Jr. and wife, Jennie H. Smith, dated January 11, 1963, recorded February 14, 1963, of record in Book 3505, page 360, in the Registers' Office for Davidson County, Tennessee.

Subject to the following: all matters noted on the Plat of record at Plat Book 2900, page 17, Register's Office for said County; easement in Book 6447, page 709, said Register's Office, and to any other easements, restrictions, setback lines of record; zoning regulations for the appropriate governmental authority, and to matters which would be disclosed by an accurate survey.

This is unimproved ( )
improved (X) property, known as 308 Willard Drive (House Number/Street) Nashville (City/Town) TN (State) 37211 (Postal Code)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hand s this 28th day of December, 2005.

Villard Morris Clifton
VILLARD MORRIS CLIFTON

Sylvia T. Clifton
SYLVIA T. CLIFTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Villard Morris Clifton and wife Sylvia T. Clifton** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ____they___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this **12/28/05**.

_____Notary Public

Commission Expires: 9/20/2008

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.