RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2005.

Leeza Osborne
NOTARY PUBLIC

My commission expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 01/09/06 11:20 2 pgs
Fees:13.00 Taxes:388.13
20060109-0002855

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ANA MARGARITA DEL RIO<br>5104 Hunters Point Lane<br>Hermitage, Tennessee 37076 | Same as new owner | 98-5-101 |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOUR THOUSAND NINE HUNDRED AND NO/100 ($104,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LORI A. PHILLIPS, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ANA MARGARITA DEL RIO, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 2A on the Plan of Hunter's Point Subdivision, of record in Plat Book 6250, page 184, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lori A. Phillips, unmarried by Warranty Deed from David L. Tripp, married, of record in Instrument No. 20000404-0033807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 6250, page 184; to any and all restrictive covenants of record; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 5104 Hunters Point Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are not yet due or payable.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 29th day of December, 2005.

Lori A. Phillips

LORI A. PHILLIPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lori A. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of December, 2005.

Leeza Osborne

Notary Public

My commission expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008