PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of January, 2006, by and between ROGER SUTTON and NANCY SUTTON, HUSBAND AND WIFE, hereinafter called Grantors, and JULIO MOLINA and TERESA ORTEGA, HUSBAND AND WIFE, A 1/2 UNDIVIDED INTEREST and FAUSTO MOLINA and MARTHA MOLINA, HUSBAND AND WIFE, A 1/2 UNDIVIDED INTEREST, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROGER SUTTON and NANCY SUTTON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JULIO MOLINA and TERESA ORTEGA, HUSBAND AND WIFE, A 1/2 UNDIVIDED INTEREST, and FAUSTO MOLINA and MARTHA MOLINA, HUSBAND AND WIFE, A 1/2 UNDIVIDED INTEREST, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 221 SOUTH GALLATIN RD., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 01/18/06 14:12 3 pgs
Fees:18.00 Taxes:1430.98
20060118-0006815

ROGER SUTTON
Signature of Seller

NANCY SUTTON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROGER SUTTON and NANCY SUTTON, HUSBAND AND WIFE, the within named bargainors, 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, at Madison **, TENNESSEE, this** 12 **day of January, 2006.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE DENISE C. ALLIS TENNESSEE

Name and Address of Property Owner:

JULIO MOLINA and TERESA ORTEGA
FAUSTO MOLINA and MARTHA MOLINA

Property Address:

221 SOUTH GALLATIN RD., MADISON, TN 37115
Person Responsible for Taxes:

Julio & Fausto Molina
1102 Riverwood Dr.
Nashville, TN 37216

Map & Parcel #: MAP 42-16, PARCEL 111

AFFIDAVIT OF VALUE

STATE OF TENNESSEE **:**
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **386750** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of **January, 2006.**

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7751

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lots 1, 2, 3 & 4 of Block A, on the Map of Forrest Park at Madison, as of record in Book 843, Page 71, Register's Office for said County, described as follows:

Said lots adjoin and front together 100 feet on the easterly side of Gallatin Pike and run back between parallel lines, Lot 1 running back along the northerly margin of Elm or Oak Street 130 feet to a dead line.

Being the same property conveyed to ROGER SUTTON AND THOMAS E. STEWART, by Warranty Deed from Henry Laux, Jr. and wife, Cornelia E. Laux, of record in Book 7516, page 258, Register's Office for Davidson County, Tennessee. The said Thomas E. Stewart having subsequently conveyed all of his right, title and interest in and to said property unto Roger Sutton and wife, Nancy Sutton, by Quitclaim Deed of record in Instrument No.. 20010321-0027262, and by Quitclaim Deed of record in Instrument No. 20060118-0006814, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 42-16, PARCEL 111).
2. All matters as set forth on the Plan of Forest Park, Blck A, of record in Plat Book 843, page 71, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.