THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02831

Davidson County DEEDWARR
Recvd: 01/31/06 11:22 2 pgs
Fees:13.00 Taxes:431.88
20060131-0011900

Property Address:
919 Westchester Drive, Madison, TN 37115 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rene A. Rodriguez, and Maria Rodriguez**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Augusto R. Revolorio, a married person,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 75 of Kemper Heights, Section 1, of record in Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee.

Lot No. 75 fronts 80 feet on the southeasterly side of Westchester Drive and extends back between lines 219.7 feet on the northeasterly line and 232.9 feet on the southwesterly line to a dead line in the rear on which it measures 57.3 feet.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Charles A. Morris and wife, Dianne W. Morris, dated May 30, 1997, and recorded June 4, 1997, in the Register's Office for Davidson County, Tennessee, in Book 10478, at Page 882.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 23rd day of ~~January~~, 2006.

{Seal}
Rene A. Rodriguez

{Seal}
Maria Rodriguez

State of TENNESSEE
County of DAVIDSON

On this the 23rd day of January, 2006, before me, the undersigned officer, personally appeared Rene A. Rodriguez and Maria Rodriguez, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $116,725.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 23rd of January, 2006.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Augusto R. Revolorio
919 Westchester Dr
Madison TN 37115

Person Or Entity Responsible For Payment Of Taxes:
First Franklin A Division of National City
320 Seven Springs Way
Ste 200
Brentwood, TN 37027Augusto R. Revolorio

Tax Parcel ID#: 42-09-0-82.00