This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060001

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Fifth Third Mortgage Company
5050 Kingsley Drive
Cincinnati, OH 45263

Davidson County DEEDWARR
Recvd: 02/02/06 14:39 2 pgs
Fees:13.00 Taxes:281.20

20060202-0013240

New Owner is:
Santos Ines Lopez
3014 Louise Drive
Nashville, TN 37211

MAP: 119-13
PARCEL: 198.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tracey Leigh Bates, a single woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Santos Ines Lopez, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 24 on the Plan of The H.G. McNabb Subdivision of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 70 feet on the easterly margin of Louise Drive and runs back between lines measuring 159.8 feet on the northerly line and 159.7 feet on the southerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to Tracey Leigh Bates, a single woman by Warranty Deed from Maria Reisert, Executrix of the Estate of Marie A. Wolk dated August 30, 2001, recorded September 20, 2001, in Instrument No. 20010920-0102167, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TLB
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of January, 2006.

GRANTOR:

Tracey Leigh Bates

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tracey Leigh Bates** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of January, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

Affiant

SWORN TO and subscribed before me this 19th day of January, 2006.

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY