This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060057

Davidson County DEEDWARR
Recvd: 02/21/06 08:39 3 pgs
Fees:18.00 Taxes:481.00
20060221-0019678

Send Tax Bills To:

New Owner

New Owner is:
Timeika Francis and Cosberg Anthony Francis
400 Jessie Drive
Nashville, TN 37211

MAP: 133-12
PARCEL: 283.00

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, **Carmen Perez and wife, Winston Ruiz**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Timeika Francis and Cosberg Anthony Francis**, 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:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Revision, Lot 124, Section Three, Lot 147 and 148, Section One, Addition, Greenwood Hills, of record in Book 5190, page 106, Register's Office for said County.

Said Lot No. 148, which is a corner lot, fronts 45.00 feet on the southeasterly margin of Jessie Drive and fronts 119.61 feet on the northeasterly margin of Scotwood Drive, said frontages being joined by a curve having length of 39.15 feet, and extends back 143.83 feet on the northeasterly line and 98.88 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Carmen Perez and wife, Winston Ruiz from Sharon D. Gomer and husband, James G. Gomer by Warranty Deed dated May 01, 2001 and recorded May 15, 2001 in Instrument No. 20010515-0049818, Register's Office for Davidson County.

This conveyance is subject to Restrictive Covenant for Detached Structure of record in Instrument No. 20030604-0076321, Restrictions of record in Book 5013, page 392; Book 5086, page 766; Book 5209, page 325; Book 5259, page 933; and all matters of record on plat in Plat Book 5190, page 106, Register's Office for Davidson County.

Also commonly known as: 400 Jessie Drive, Nashville, TN 37211

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.

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 31 day of January, 2006.

GRANTOR:

Carmen Perez by Luis Ruiz AIF

Carmen Perez by Luis Ruiz as Attorney-in-Fact

Winston Ruiz by Luis Ruiz as AIF

Winston Ruiz by Luis Ruiz as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Luis Ruiz**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Carmen Perez and Winston Ruiz,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Inst# 20060221-0019677, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 31 day of January, 2006.

BYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires Nov 23 2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00

Christie Perry
Affiant

SWORN TO and subscribed before me this 31 day of January, 2006.

NOTARY PUBLIC

KIMBERLY R. HARCROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

My commission expires:

6-22-08