Davidson County DEEDWARR
Recvd: 03/10/06 12:37 2 pgs
Fees:13.00 Taxes:523.55
20060310-0028098

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00.

Affiant

SANDRA S. TOMLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of March, 2006.

Notary Public

My Commission Expires: EXPIRES: FEBRUARY 19, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jose A. Miranda, Jr., an unmarried man,

372 Ocala Dr.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-8-66

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Ray Owen, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Jose A. Miranda, Jr., an unmarried man, , hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 109 on the Plan of Southwood, of record in Book 2663, Pages 125 and 126, as revised and corrected by Surveyor's Certificate of record in Book 3278, page 144, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Ray Owen and wife, Yvonne Ruth Owen by Warranty deed from James Olen Wilson and wife, Mary Frances Wilson of record in Deed Book 4525, page 538, Register's Office for Davidson County, Tennessee. The said Yvonne Ruth Owen died March 17, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2663, Pages 125 and 126, as revised and corrected by Surveyor's Certificate of record in Book 3278, page 144, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 372 Ocala Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of March, 2006.

James Ray Owen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James Ray Owen, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 8th day of March, 2006.

Notary Public

My Commission Expires: _____

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN

EXPIRES: FEBRUARY 19, 2007