Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2006.

Notary Public
My commission expires: ~~02/24/08~~ 01-15-08

JEAN ANN PERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY TN
My Commission Expires Jan. 15, 2008

06-0602-72160

Address of New Owner:	Send Tax Bills to:	Tax Information
Blanca Orellana	1st Trust Bank for Savings	162-06-0-138
228 Joann Court	P.O. Box 17257	
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Russell G. Scales, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Blanca Orellana, and her spouse, Jose V. Rivera, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, Pages 52 & 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell G. Scales, by Quitclaim deed from Patricia G. Scales, dated February 7, 2003, of record in instrument No. 20030221-0023297, Registers Office for Davidson County, Tennessee. Pursuant to Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 81D-4524, of record in instrument No. 20010410-0035279, said Registers Office.

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.

This property is improved property known as 228 Joann Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 04/06/06 10:59 2 pgs
Fees:13.00 Taxes:521.70
20060406-0039622

WITNESS my hand this 3 day of April, 2006.

Russell G. Scales

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Russell G. Scales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 3 day of March, 2006.

Kathleen Tomlinson
Wilson

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 02/24/08