THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23669N

Davidson County DEEDWARR
Recvd: 04/11/06 09:18 2 pgs
Fees:13.00 Taxes:240.50
20060411-0041396

MAP/GROUP/PARCEL: 120.02-0-109.00

NEW OWNER'S NAME AND ADDRESS:
MARIA VILLALTA
1329 VENUS AVENUE
Nashville, TN 37217

SEND TAX BILLS TO:
First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans
1555 W. Walnut Hill Lane, Suite 220
Irving, TX 75038

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PATRICK W FREEMAN, a single man, hereinafter called Grantor, does hereby transfer and convey unto, MARIA E VILLALTA, a married woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 34 and all of Lot No. 35, on the Plan of Stardust Acres, as shown on plat of record in Plat Book 1424, page 92, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said property fronts 85.0 feet on the southerly margin of Venus Drive and extends back 170.0 feet between parallel lines to a dead line in the rear which measures 85.0 feet thereon.

The subject property is improved property known as 1329 VENUS AVENUE, Nashville, TN 37217.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20020723-0088571, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns

against the lawful claims of all persons whatsoever.

PATRICK W FREEMAN

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, PATRICK W FREEMAN with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 5th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $65,000.00.

AFFIANT

Sworn to and subscribed before me, this the 5th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY