THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02847

Davidson County DEEDWARR
Recvd: 04/17/06 11:43 2 pgs
Fees:13.00 Taxes:340.40
20060417-0043223

New Owner/

Property Address:
4329 Hopewood Drive, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rhonda J. Moore**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Higuera, and Arano/Vasquez Angel Miguel, as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 18 on the Plan of Section 4, Beverly Heights, of record in Book 5200, Page 263, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 52.90 feet on the westerly margin of Hopewood Drive and extends back 106.38 feet on the northerly line and 125.78 feet on the southerly line to a broken line in the rear, measuring 80.65 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Tina Guarachi, unmarried, dated April 14, 1989, and recorded April 19, 1989, in the Register's Office for Davidson County, Tennessee, in Book 7820, at Page 25.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

R. M.

WITNESS Grantor's hand this 27th day of March, 2006.

X Rhonda J. Moore {Seal}

Rhon

State of TENNESSEE
County of DAVIDSON

On this the 27th day of March, 2006, before me, the undersigned officer, personally appeared Rhonda J. Moore, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007

Notary Public

My Commission expires: 1/27/07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $92,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charlotte A. Bethel

Affiant

Sworn to and subscribed before me this the 27th of March, 2006

Notary Public

My Commission expires: 1/27/07

Name of Owner and Property Address:
Elizabeth Higuera and Arano/Vasquez Angel Miguel

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007

Person Or Entity Responsible For Payment Of Taxes:
Market Street Mortgage Corporation
P.O. Box 22128
Tampa, FL 33622Elizabeth Higuera and Arano/Vasquez Angel Miguel

Tax Parcel ID#: 147-08-0-193.00