WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/06 09:34 2 pgs
Fees:13.00 Taxes:330.78
20060419-0044590

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO.
MY COMMISSION EXPIRES NOVEMBER 06, 2006

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-6-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan M. DeLaTorre	Juan M. DeLaTorre c/o Saxon Mortgage	13500034400
(NAME)	(NAME)	
2012 Smith Springs Rd.	3910 Kirby Dr, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Houston TX 77098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Avalon Myatt Clinard, also known as Sarah Avalon Clinard and Sarah Myatt Clinard, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Juan M. DeLaTorre and wife, Irma DeLaTorre, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This is improved (unimproved) X property, known as 2012 Smith Springs Rd., Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 13th day of April, 2006.

Sarah Avalon Clinard AKA Avalon Myatt Clinard
Sarah Avalon Clinard
Avalon Myatt Clinard

AKA Sarah Myatt Clinard
Sarah Myatt Clinard

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Avalon Myatt Clinard, also known as Sarah Avalon Clinard and Sarah Myatt Clinard, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 13th day of April, 2006.

My Commission expires:

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES NOVEMBER 06, 2006

Notary Public

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Three tracts of land in the 2nd, formerly the 5th, Civil District of said County and State, described as follows:

TRACT NO. 1: Beginning at a point in the center of Smith Springs Road, said point being 115.00 feet eastwardly from the southwest corner of a tract of land belonging to O. R. Slate as recorded in Book 1675, page 157, Register's Office fro Davidson County, Tennessee; thence leaving the center of said road, North 01 degree 55 minutes East 185319 feet to a point; thence South 66 degrees 31 minutes 46 seconds East 85.96 feet to an iron pin in the easterly margin of the said Slate property; thence South 01 degree 55 minutes West 151.25 feet with the said Slate east line to a nail in the center of Smith Springs Road; thence with the center of Smith Springs Road North 89 degrees 45 minutes West 80.00 feet to the point of beginning, containing 0.31 acres, more or less.

TRACT NO. 2: Beginning at a point in the easterly margin of the O. R. Slate property as recorded in Book 1675, page 157, Register's Office for Davidson County, Tennessee, said point being 01 degree 55 minutes East 151.25 feet from the center of Smith Springs Road; thence with a line North 66 degrees 31 minutes 46 seconds West 103.79 feet to a point; thence with a line North 03 degrees 44 minutes 35 seconds East 184.59 feet to a point on the northerly margin of the said Slate property; thence with said northerly margin South 60 degrees 37 minutes East 256.23 feet to a nail in the center of Reynolds Road; thence with the center of Reynolds Road South 07 degrees 57 minutes West 16.00 feet to a point; thence leaving the center of Reynolds Road with a line South 00 degrees 20 minutes 04 seconds West 137.00 feet to the point of beginning, containing 0.47 acres, more or less.

TRACT NO. 3: Beginning at a point in the westerly margin of the O. R. Slate property as recorded in Book 1675, page 157, Register's Office for Davidson County, Tennessee, said point begin North 01 degree 21 minutes East 113.19 feet and North 03 degrees 26 minutes East 120.00 feet from the center of Smith Springs Road; thence with the said Slate's westerly line North 03 degrees 26 minutes East 196.97 feet to an iron pin; thence with the said Slate's northerly line South 03 degrees 44 minutes 35 seconds West 184.59 feet to a point; thence with a line North 66 degrees 31 minutes 46 seconds West 103.50 feet to the point of beginning, containing 0.43 acres, more or less.

EXCLUSION: Vested in The Metropolitan Government of Nashville and Davidson County, in fee simple, said property being more particularly described as follows:

Beginning at a point on the existing north right-of-way line of Smith Springs Road that is 16.5 feet left of center line Station 6 + 35.00 and proceed as follows:

With said line, N 82° 30' 38"W, 80.0 feet to a point on the common line of Avalon Myatt Clinard and Lloyd D. Myatt; thence, With this line, N 7° 29' 22"E, 8.5 feet to the new north right-of-way line of Smith Springs Road; thence, With the new right-of-way line of Smith Springs Road, 25 feet from the center line and parallel with the same, S 82° 30' 38"E, 80.0 feet to a point on the common line of Avalon Myatt Clinard and Jesse A. Davy, et ux; thence, With this line, S 7° 29' 22"W, 8.5 feet to the beginning and containing 680 feet or 0.02 of an acre, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Beginning at a point on the new north right-of-way line of Smith Springs Road on the common line of Avalon Myatt Clinard and Jesse A. Davy, et ux said point is 25 feet left of centerline station 6 +35; thence,

With the new north right-of-way line of Smith Springs Road, N 82° 30' 38"W, 80 feet to the east line of Lloyd D. Myatt; thence, Northwardly with said line, 15 feet; thence, With a line 40 feet from and parallel with the centerline, S 82° 30' 38"E, 80 feet to a point on Davy's west line; thence, Southwardly with said line 15 feet to the beginning and containing 0.03 if an acre, more or less.

Being the same property conveyed to Avalon Myatt Clinard by Quitclaim Deed from Ottis R. Slate and wife, Nora J. Slate dated September 24, 1977 and recorded October 11, 1977, in Book 5207, page 563, Register's Office for Davidson County, Tennessee.

SUBJECT to temporary construction easement of record in Book 8493, page 636 and Book 8493, page 640; any and all easements, and/ or restrictions of record that may be applicable to said property and to zoning regulations of the appropriate governmental body.