Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN01408

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/06 14:57 2 pgs
Fees:13.00 Taxes:510.60

20060508-0053573

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the
4th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/08

SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilberto Sanchez **214 Joiner Road a/k/a 214 Joyner Road** **Nashville, TN 37210**	Countrywide Home Loans P.O. Box 961206 Ft. Worth, TX 76181	**119-05-300**

FOR AND IN 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, WE,

Louisianna Clardy McClaron, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gilberto Sanchez , a married man

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:

Being Lot Nos. 81 and 82, on the map of the subdivision of Blocks Nos. 23, 24, 26 and 27, of the Cumberland Nurseries Plan, as shown on plat of record in Plat Book 161, page 139, in the Register's Office of Davidson County, Tennessee.

Said Lot Nos. 81 and 82 front together 110 feet on the north side of Joiner Avenue, and run back between parallel lines, 164 feet to a 15 foot alley in the rear.

Being the same property conveyed to Joe Thomas McClaron and wife, Louisiana Clardy McClaron, by Warranty Deed from George Ferguson, a single man, dated 7-30-68 and recorded 7-30-68 in Book 4255, page 586, Register's Office for Davidson County, Tennessee. The said Joe Thomas McClaron having since died, thereby vesting subject property solely in Louisiana Clardy McClaron as surviving tenant by the entirety.

Subject to all matters shown on plat of record in Plat Book 161, page 139, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **214 Joiner Road a/k/a 214 Joyner Road, Nashville, TN 37210**

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 4th day of May, 2006.

Louisianna Clardy McClaron

Louisianna Clardy McClaron

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louisianna Clardy McClaron the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he(she)/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee, this 4th day of May, 2006.

Commission Expires: NOTARY PUBLIC AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

Sandi McCloud
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public