261-232

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/17/06 11:10 2 pgs
Fees:13.00 Taxes:2405.00
20060517-0057721

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of May, 2006 by and between May N. Vance and James C. Vance, her husband, hereinafter referred to as GRANTOR, and Carlos Claveria, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bellevue Center, Section 4, as of record in Book 4885, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

This conveyance is subject to Restrictive Covenants of record in Book 8487, page 689 and Book 8487, page 691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to May N. Vance by Quitclaim Deed from James C. Vance and wife, May N. Vance dated August 1, 1982, of record in Book 6495, page 588, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to James C. Vance and wife, May C. Vance by deed from Marion J. Williams and wife, Nellie J. Williams dated January 31, 1977, of record in Book 5111, page 3, Register's Office for Davidson County, Tennessee.

This is [X]improved[]unimproved property known as: 237 Old Hickory Blvd, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

May N. Vance

James C. Vance

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, May N. Vance and James C. Vance, her husband, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 12th day of May, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Carlos Claveria
237 Old Hickory Blvd, Nashville, TN 37221

Send Tax Statements to:
Carlos Claveria
2517 Flamingo Drive
Nashville, TN 37027

Map/Parcel 142.00-0-198.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $650,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of May, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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