PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

20B

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00.

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2006.

Mary Birthright
Notary Public
MY COMMISSION EXPIRES 11/24/07
File No. G6-0538D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jorge R. Guaman, a married man (NAME)	**AmSouth Bank** (NAME)	61-3-94
4820 Lindell Street (STREET ADDRESS)	**2050 Parkway Office Circle** (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	**Birmingham, AL 35244** (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Nellie W. Moore**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge R. Guaman and wife, Carolina Guaman,** 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" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Nellie W. Moore is signed by her duly appointed Attorney-in-fact Patricia Bennett, pursuant to the Power of Attorney recorded as Instrument # X, said Register's Office.

unimproved ( ) X 20060522-0059717
This is improved (XX) property, known as 4820 Lindell Street, Nashville, TN 37216.

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. Whenever 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 my/our hand(s) this 12th day of May, 2006.

Nellie W. Moore by Patricia Bennett
Nellie W. Moore by Patricia Bennett, Attorney-in-Fact Attorney-in-fact

Davidson County DEEDWARR
Recvd: 05/22/06 10:55 3 pgs
Fees:18.00 Taxes:421.80

20060522-0059718

STATE OF North Carolina

COUNTY OF Onslow }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patricia Bennett, attorney-in-fact for Nellie W. Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission Expires: 02/22/2009 Lindsay Vani

Lindsay Vani Notary Public

LINDSAY VANI NOTARY PUBLIC ONSLOW COUNTY, NC

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 15, on the plan of Lindell Heights, as shown on plat of record in Book 1835, Page 14, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Florence Wills, Rossie Wills, and Elizabeth Wills by deed from R.C. Adams and wife, Hazel Cash Adams, of record at Book 2023, Page 153, R.O.D.C. The said Elizabeth Wills having since died and devised her interest to Florence Wills and Rossie Wills by will of record at Will Book 99, Page 100, Probate Court for Davidson County, admitted to Probate on 1/22/71 under Docket No. 55437 in said Court. The said Rossie Wills subsequently died on 1/18/1988, and devised her interest to Florence Wills by will of record at Will Book 166, page 456, Probate Court for Davidson County, probated for muniment of title under Docket No. 92390 in said Court. The said Florence Wills subsequently died on 11/27/1988, and devised the property to Nellie W. Moore by Will admitted to Probate by the Probate Court for Davidson County on March 15, 1989 under Docket No. 92391 in said Court. (An Affidavit to Establish Delineation of Title executed by Grantor and registered as Instrument 20050209-0015241 and 20050304-0024414, R.O.D.C., incorrectly states that Florence Wills had devised a life estate in this property to Leone Draper and Paul Draper; said devise was in fact to another property).