RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44655

Davidson County DEEDWARR
Recvd: 05/23/06 13:03 2 pgs
Fees:13.00 Taxes:225.70
20060523-0060536

Do Not Publish

WARRANTY DEED

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 3-27-07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall I. Karr, Trustee	BancorpSouth Bank	82-7-80
173 Carnavon Parkway	5217 Maryland Way	
Nashville, TN, 37205	Brentwood, TN 37027	

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, I/WE,

Jose Encalada, a married man

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

Marshall I. Karr, Trustee with full power to mortgage, sell, convey and incumber without joinder of any third party beneficiary

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:

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

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 25, Register's Office for said County. Said Lot fronts 50 feet on the easterly side of Stockell, formerly Vansinderin Street or Avenue, and runs back between parallel lines 174 1/4 feet to an alley.

Being the same property conveyed to Jose Encalada, a married man, by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of record in Instrument No.: 20051212-0148792, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of Grantor nor has it ever been the residence of any spouse of said Grantor.

Unimproved ( )
This is improved (X) property known as 807 Stockell Street, Nashville, TN 37207

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 my/our hand(s) this 19th day of May, 2006

Jose Encalada by Tanya Fox Attorney in Fact

Jose Encalada by Tanya Fox Attorney in Fact

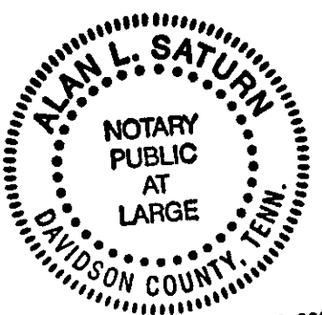
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of May, 2006, personally appeared Tanya Fox to me known to be the person who executed the foregoing instrument on behalf of Jose Encalada as Attorney in Fact, and acknowledged that Tanya Fox executed the same as the free act and deed of the said Jose Encalada.

Witness my hand and official seal this 19th day of May, 2006.

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006