This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060293

Davidson County DEEDWARR
Recvd: 05/24/06 15:43 2 pgs
Fees:13.00 Taxes:240.50

20060524-0061248

Send Tax Bills To:
SAME
as Owner

New Owner is:
Rosario Yepez and Juan Martin Macias
451 Cathy Jo Circle
Nashville, TN 37211

MAP: 133-08
PARCEL: 193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Zebar M. Zebari and Ferzaneh M. Zebari, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rosario Yepez and husband, Juan Martin Macias**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 18B, on the Zone Lot Division of Lot Nos. 6-7 and 10-20, Phase 1, Valley View Terrace, of record in Plat Book 5200, page 531, amending Plat Book 5200, page 77, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Zebar M. Zebari and Ferzaneh M. Zebari, husband and wife by Warranty Deed from Vickie L. Jones, unmarried dated 5/04/04, recorded 5/06/04, in Instrument No. 200405060052075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Book 5200, page 531, amending Plat book 500, page 77, said Register's Office; Restrictive covenants of record in Book 5173, page 550, Book 5323, page 310, Book 5733, page 375, and Book 6057, page 950, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

fz ZZ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the

Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of May, 2006.

GRANTOR:

Zebar M. Zebari

Ferzaneh M. Zebari

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Zebar M. Zebari and Ferzaneh M. Zebari**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of May, 2006.

Notary Public

My Commission Expires November 14, 2009

My Commission Expires:

PRISCILLA PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

SWORN TO and subscribed before me this 9th day of May, 2006

NOTARY PUBLIC

My commission expires:

My Commission Expires November 14, 2009

PRISCILLA PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY