Davidson County DEEDWARR
Recvd: 05/26/06 07:52 2 pgs
Fees:13.00 Taxes:477.30
20060526-0061875

Prepared by (and return to):

GBEC of Tennessee, Inc.
404 BNA Drive Ste 300
Nashville TN 37217
Ph: 615-250-3400 Fax: 615-250-3444
e-mail: terasina@bellsouth.net

New owner:

Salvador Soto
Jose Soto
229 Joann Court
Nashville TN 37211

Responsible for tax payment:

Same

Tax Map-Parcel Numbers 162-6-139

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We **Richard C Pendergrast and Duane Ward**, hereinafter named the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Salvador Soto and Jose Soto ,** hereinafter, called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot(s) 93, as shown on the map entitled Fair Oaks Subdivision, Section 2, of record in Plat Book 4460, page(s) 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHARD C. PENDERGRAST AND DUANE WARD, by deed from AARON SQUYRES AND KARYN TIERNEY, of record as Instrument No. 20060213-0017053, February 6, 2006, said Register's Office.

This improved (X)unimproved( )property known as .

229 Joann Court Nashville TN 37211

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 15 day of March, 06.

Richard C Pendergrast
attorney-in-fact by
Nan Pendergrast

Duane Ward
attorney-in-fact by
Nan Pendergrast

INDIVIDUAL ACKNOWLEDGMENTS:

State of Tennessee)
County of _____)

On this 15 day of March 2006, before me personally appeared NAN PENDERGRAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHARD C PENDERGRAST, and who acknowledged that she executed the same as the free act and deed of RICHARD C PENDERGRAST..

Witness my hand and official seal at office this 15 day of March, 06.

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee)
County of _____)

On this 15 day of March 2006, before me personally appeared NAN PENDERGRAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DUANE WARD, and who acknowledged that she executed the same as the free act and deed of DUANE WARD.

My Commission Expires SEPT. 20, 2008

Witness my hand and official seal at office this 15 day of March, 06.

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ and who acknowledged that she executed the same as the free act and deed of _____.

My Commission Expires SEPT. 20, 2008

Witness my hand and official seal this _____ day of _____, 2004.

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of _____ the within named bargainor, a corporation (or partnership), and that **he,** as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

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

My Commission expires:

_____

Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $129000.00

Affiant

Sworn and subscribed before me this the 15 day of March, 06.

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008