WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-5643

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN. 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$97,900.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rhonda Vasquez **Joel Vasquez**	**SAME AS NEW OWNER**	07112001200X
1510 Lischey Ave	Davidson County DEEDWARR Recvd: 06/20/06 10:26 3 pgs Fees:18.00 Taxes:362.23	
Nashville, Tn 37207	20060620-0073369	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David Lutz

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

Rhonda Vasquez and Joel Vasquez

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:

Land in Davidson County, Tennessee, being the north 50 feet of Lot 3 on the Map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the westerly side of Lischey Avenue and runs back between parallel lines along the southerly margin of Pullen Avenue, 165 feet to an alley. See attached legal

Being the same property conveyed to Eugene Carter and wife Marcella Carter by deed from James E. Malone and wife, Frances L. Malone dated 10/13/87 and recorded 10/14/87 in Book 7378, page 671, Register's Office for Davidson County, Tennessee. Further conveyed to Action Investment Group LLC by deed dated 4/4/06 and recorded in Instrument #_____, Register's Office for said County. And further conveyed to David Lutz by deed from Action Investment Group LLC dated _____ and recorded in Instrument # _____, Register's Office for said County.

This is improved (__X__) Unimproved (____) property, known as **1510 Lischey Ave, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **12th** day of **June, 2006.**

David Lutz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **David Lutz,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

Notary Public

My Commission Expires:_____

EXHIBIT "A"

Land in Davidson County, Tennessee, being the north 50 feet of Lot 3 on the Map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the westerly side of Lischey Avenue and runs back between parallel lines along the southerly margin of Pullen Avenue, 165 feet to an alley.

Being the same property conveyed to Eugene Carter and wife Marcelle Carter by deed from James E. Malone and wife, Frances L. Malone dated 10/13/87 and recorded 10/14/87 in Book 7378, page 671, Register's Office for Davidson County, Tennessee. Further conveyed to David E. Lutz by Quit Claim deed from Marcelle Carter, the said Eugene Carter having since died, dated May 3, 2006 and recorded in Instrument #20060612-0069418, Register's Office for said County.

1510 Lischey Ave, Nashville, Tn 37207