Box 8

WARRANTY DEED

EI-SZC-06-353

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc A. Hayes	Homefocus Tax Service, LLC	
353 Roslyn Court (ADDRESS)	P.O. Box 26389 (ADDRESS)	141-7-B-103 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richmond, VA 23260 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PABLO SAAVEDRA AND WIFE, SUZANNE SAAVEDRA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARC A. HAYES AND SPOUSE, JOSETTE M. BIANCHI-HAYES, hereinafter called the Grantee(s), their heirs and assigns, that 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. 89 ON THE PLAN OF SOMERSET FARMS, SECTION 4, PHASE 1, FIRST REVISION, OF RECORD IN BOOK 9700, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PABLO SAAVEDRA AND WIFE, SUZANNE SAAVEDRA BY WARRANTY DEED FROM MARION T. LOPEZ AND WILLIAM F. TOWLE, BOTH UNMARRIED, RECORDED ON THE 28TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010628-0068671, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to: Taxes for 2006, and subsequent years; any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 157; Book 8556, page 11; Book 9383, page 526; Book 9662, page 869; Book 10190, page 182; Book 10410, page 89 and Book 8556, page 25, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 353 Roslyn Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of June, 2006.

Pablo Saavedra

Suzanne Saavedra

Davidson County DEEDWARR
Recvd: 06/20/06 12:06 2 pgs
Fees:13.00 Taxes:710.40

20060620-0073476

STATE OF Tennessee
COUNTY OF Davidson

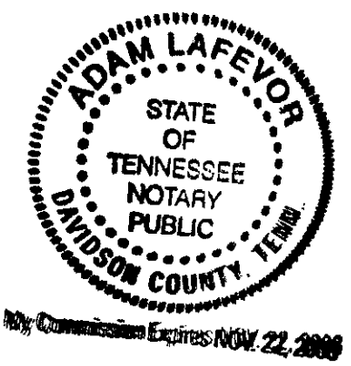
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pablo Saavedra and Suzanne Saavedra, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL) 11-22-08



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903