WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/06 13:16 2 pgs
Fees:13.00 Taxes:495.43
20060628-0077402

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$ 133,900.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Felipe Lopez-Cervantes	same	MAP:
320 Alice Avenue		Parcel:147-7-208.00
Nashville, TN 37211		

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

MERIDIAN CONSTRUCTION, LLC

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

FELIPE LOPEZ-CERVANTES, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 320 Alice Avenue, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 26th day of June, 2006.

Meridian Construction, LLC

BY: _____
Shane Teeters, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Shane Teeters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member of MERIDIAN CONSTRUCTION, LLC, the within named barganor, a LLC, and that Shane Teeters, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said LLC for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 26th day of June, 2006.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

file # 06-01522 CERVANTES

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVISON COUNTY, TENNESSEE, BEING LOT 1 ON THE RESUBDIVISION OF LOT 2 LAKE PROVIDENCE MISSIONARY BAPTIST CHURCH SUBDIVISION, OF RECORD INSTRUMENT NUMBER 20050908-0108041, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO MERIDIAN CONSTRUCTION COMPANY, LLC BY WARRANTY DEED FROM TRUSTEES OF LAKE PROVIDENCE MISSIONARY BAPTIST CHURCH, RECORDED ON THE 3RD DAY OF JULY, 2005 IN INSTRUMENT NO. 20050703-0080975 RE-RECORDED IN INSTRUMENT NO. 20051229-0156197, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.