Davidson County DEEDWARR
Recvd: 07/12/06 08:06 2 pgs
Fees:13.00 Taxes:480.63

**20060712-0083444**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Pkwy West, Suite 107**
**Smyrna, TN 37167**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**The actual consideration or value, whichever is greater, for this transfer is $129,900.00**

**Affiant**

**Subscribed and sworn to before me, this 30th day of June, 2006.**

**Notary Public**
**My commission expires:** 11/24/07

NOTARY PUBLIC AT LARGE
CARRIE ANN GLEAVES
DAVIDSON COUNTY, TENN.

**04-0606-52734**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Abel Lua | Elite Home Loans | 162-13-0-050.00 |
| 364 Cedarmont Drive | 109 WESTPARK DR, STE 260 | |
| Nashville TN 37211 | BRENTWOOD, TN 37027 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/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, Clara Jo Tisdale, widowed, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Abel Lua and Herlinda H. Lua husband and wife, as community property, hereinafter called the Grantees, their successors 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 Lot No. 48, on the Plan of Revised Section One, Cedarwood Estates, of record in Book 4675, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stephen T. Tisdale(deceased) and Mattie L. Tisdale by deed from Gerald Swetman and wife, Connie Carmine David nka Connie C. Swetman, dated 5-27-97, of record in Book 10471, Page 308, Register's Office for Davidson County, Tennessee. The said Mattie L. Tisdale having conveyed her interest to Stephen T. Tisdale(deceased) by quitclaim of record in Book 11326, Page 247, and being further conveyed to Stephen T. Tisdale(deceased) and wife, Clara Jo Tisdale by quitclaim deed of record in Book 11629, Page 613, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 364 Cedarmont Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2006.

Clara Jo Tisdale

Clara Jo Tisdale

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clara Jo Tisdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 30th day of June, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 8/16/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08