PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

30B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of July, 2006.

Notary Public

My Commission Expires: 11/22/08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/26/06 10:45 2 pgs
Fees:13.00 Taxes:536.50
20060726-0090092

ADDRESS NEW OWNER(S) AS FOLLOWS:
Milton Quezada and Blanca Saguay
Husband and wife
1006 Snow Ave.
Madison, Tennessee 37115

SEND TAX BILLS TO:
First Horizon Home Loans Corp.
4000 Horizon Way
Irving, TX 75063

MAP-PARCEL NUMBERS:

43-2-41

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Delcie C. Evetts, widow hereinafter referred to as Grantors, hereby transfers and conveys to Milton Quezada and Blanca Saguay,*hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

*Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 5 on Farview Subdivision, of record in Book 1835, Page 131, Register's Office for said County.

Said Lot fronts 135 feet on the easterly side of Snow Avenue and runs back 289 feet on the northerly line and 325 feet on the southerly line to a dead line in the rear on which it measures 139.7 feet.

Being the same property conveyed to D.H. Evetts and wife, Delcie C. Evetts by Warranty Deed from J.C. Evetts and wife, Mabel A. Evetts, of record in Book 4301, Page 888, Register's Office for Davidson County, Tennessee, dated January 11, 1969. D.H. Evetts is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 3600, Page 6, and Plat Book 3700, Page 113, Plat Book 4660, Page 180, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1006 Snow Avenue, Madison, TN 37115.

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, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 24th day of July, 2006.

Delcie C. Evetts by David L. Evetts

David L. Evetts as attorney in fact for
Delcie C. Evetts attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, David L. Evetts, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book /////// Page /Inst. No. 200601260090091, Registers Office for Davidson, the **Attorney-in-Fact** of Delcie C. Evetts (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker**.

Witness my hand and official seal this 24th day of July, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. D. PRETT, JR.