Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 84,500.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me this 15 day of August, 2006

NOTARY PUBLIC
My Commission Expires:
MY COMMISSION EXPIRES May 3, 2010

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 08/16/06 11:25 2 pgs
Fees:13.00 Taxes:312.65
20060816-0100914

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esquire, 806 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06070003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Pedro Daniel Lopez-Guerrero, &		
	New Owner	43-7 / 54.00
322 Myatt Drive Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Pedro Daniel Lopez-Guerrero , , and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **BARBARA JONES-TRUE**, a married woman, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

PEDRO DANIEL LOPEZ-GUERRERO, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45, on the unrecorded Map of Anderson Estates (erroneously referenced in prior deed as (Anderson Estates), Section 1, being a re-subdivision of Tracts 1 and 13 of Anderson Estates, of record in Book 1130, page 37, Register's Office for said County, described according to a survey made by Anderson and Geo.Surveyors, dated August 5, 1946, as follows:

Beginning at a point on the westerly margin of Myatt Drive at the common corner of Lot Nos. 44 and 45, being the northeast corner of the property conveyed to Herbert Williams and wife, by deed from H. O. Looney and wife, of record in Book 2645, page 239, said Register's Office; thence with the line between said Lot Nos. 44 and 45, westerly 136 feet to the common corner of Lot Nos. 44, 45, 56 and 57; thence with the line between Lot Nos 45 and 46, northerly 65 feet to the common corner of Lot Nos. 45,46, 55 and 56; thence with the line between Lot Nos. 45 and 46, easterly 136 feet to the westerly margin of Myatt Drive; thence with the same, southerly 65 feet to the beginning.

Included in this legal description but EXCLUDED from this conveyance is property described in Book 4417, page 638, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara Jones-True by deed from Tom Rader, of record as Instrument No. 20050727-0087636, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. I do covenant with the said GRANTEE 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. 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEE.
Subject to all matters shown on the plan of record in Book 1130, page 37, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.

Grantor makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 322 Myatt Drive, Madison, TN. 37115.

Witness our hands this 7 day of August, 2006..

Barbara Jones-True

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis, IV a Notary Public in and for said County and State, the within named Barbara Jones-True the bargainor(s), 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 at Old Hickory, Tennessee this 7 day of August, 2006.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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WARRANTY DEED

From: Barbara Jones-True

To: Pedro Daniel Lopez-Guerrero

Property:
322 Myatt Drive
Madison, TN. 37115

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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