WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

B-MSM-06-2519

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,885.00

Cara Mayfield
Affiant

Subscribed and sworn to before me, this 11th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Jose L. Alfaro	Market Street Mortgage Corp.	
2519 Jones Avenue (ADDRESS)	2650 McCormick Drive, Ste. 200 (ADDRESS)	071-04-0-084.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Clearwater, FL 33759 (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 SHERRI LYNN SCRUGGS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSE L. ALFARO, MARRIED* 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:

* Ana Lilian Ardón de Alfaro

Land in Davidson County, Tennessee, being Lot 338, PLAN OF JOYWOOD HEIGHTS, SECTION II, as shown on plat of record in Plat Book 1130, Pages 92 and 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sherri Lynn Scruggs, unmarried by Warranty Deed from Haskel R. Sells, unmarried, recorded on the 23rd day of July, 1987 in Deed Book 7303, Page 920, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2519 Jones Avenue, Nashville, Tennessee 37207
(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 11th day of August, 2006.

Sherri Lynn Scruggs
Sherri Lynn Scruggs

Davidson County DEEDWARR
Recvd: 08/17/06 12:17 2 pgs
Fees:13.00 Taxes:302.97

20060817-0101575

STATE OF Tennessee
COUNTY OF Davidson

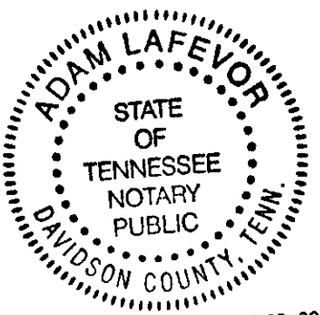
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherri Lynn Scruggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 11th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

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