THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 25115D

MAP/GROUP/PARCEL: 043-02-0-035.00

NEW OWNER'S NAME AND ADDRESS:
LUIS JARA & TRANCITO JARA
7000 Portland Avenue South
Ridgefield, MN 55423

SEND TAX BILLS TO:
New Owner

REGISTRAR, RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, S. 111
Goodlettsville, TN 37072

20B

Davidson County DEEDWARR
Recvd: 08/22/06 14:46 2 pgs
Fees:13.00 Taxes:462.50

20060822-0103488

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JON PAUL SMITH, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, LUIS JARA and TRANCITO JARA, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF DIXIE PURE FOOD COMPANY'S SUBDIVISION AS OF RECORD IN BOOK 161, PAGE 131 AND BOOK 332, PAGE 51, BOTH IN THE REGISTER'S OFFICE *FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. */TO WHICH PLAT REFERENCE IS HEREBY MADE

The subject property is improved property known as 909 Snow Avenue Madison, Tennessee 37115

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20060822-0103487 Register's Office for Davidson County, Tennessee.

This is improved property known as 909 Snow Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JON PAUL SMITH

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, JON PAUL SMITH, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 15th day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $125,000.00.

AFFIANT

Sworn to and subscribed before me, this the 21st day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
11-25-2006

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006