Box 13
12051

Davidson County DEEDWARR
Recvd: 08/28/06 11:09 2 pgs
Fees:13.00 Taxes:314.50
20060828-0105902

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of August, 2006 by and between **Renae L. Truex and husband, Carlos C. Claveria**, hereinafter referred to as GRANTOR, and **Grace Samuel**, hereinafter referred to as GRANTEE. * unmarried

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 351 on the Plan of Joywood Heights, Section 2-A, of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 351 fronts 60.0 feet on the southeasterly side of Flamingo Drive and runs back 159.0 feet on the northeasterly line and 141.5 feet on the southwesterly line to a dead line in the rear measuring 115.3 feet thereon.

This conveyance is subject to the following:

1) All matters appearing on the plan of Joywood Heights, Section 2-A, of record in Book 1424, page 20, Register's Office for said County.

2) Homeowners Association Charter of record in Instrument No. 200008300085870, Register's Office for said County.

3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4161, page 786, Register's Office for said County.

Being the same property conveyed to Renae L. Truex, unmarried by Warranty Deed from Ronnie S. Kelley, married, dated September 11, 2000, of record in Instrument No. 20000913-0090731, Register's Office for Davidson County, Tennessee. Renae L. Truex has since married.

Carlos C. Claveria joins in this conveyance to relinquish his marital rights.

This is [X]improved [ ]unimproved property known as: **2517 Flamingo Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Renae L. Truex

Carlos C. Claveria

Carlos C. Claveria

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Renae L. Truex and husband, Carlos C. Claveria, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22nd day of August, 2006.

Notary Public

My Commission Expires: 6.16.07

M. TODD JACKSON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: JUNE 16, 2007

Name and Address of Property Owner:
Grace Samuel
2517 Flamingo Drive, Nashville, TN 37207

Send Tax Statements to:

Provident Funding Asso.
1101 Kermit Ave., Ste #1007
Nashville, TN 37217

Map and Parcel--071-04-O-213.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $*85,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of August, 2006.

Notary Public

My Commission Expires: 7-25-09

Heidi Jo Clayton
Notary Public
My Comm. Exp. 07/25/09
State of TENNESSEE
Davidson County

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-466