WARRANTY DEED

Return to:

John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 20000-1

The actual consideration or value, whichever is greater, for this transfer is **$63,800.00.**

Gloriose Balderas
Affiant

Subscribed and sworn to before me, this the 30th day of August, 2006.

Notary Public

My commission expires: 3/22/09

Davidson County DEEDWARR
Recvd: 09/06/06 08:37 2 pgs
Fees:13.00 Taxes:236.06

20060906-0109740

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gloriose N. Balderas	**Guaranty Trust Company**	**081-02-0-089.00**
1732 Nubell Street	**316 Robert Rose**	
Nashville, TN 37208	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Dorothy E. Carr, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gloriose N. Balderas , married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 79 on the Plan of Buena Vista Heights Addition, as of record in Book 161, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles A. Carr and wife, Earnestine Carr, by Warranty Deed from Andrew Ewing, dated January 25th, 1967, of record in Book 4098, Page 125, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Earnestine Carr, by Warranty Deed from Charles A. Carr, husband of grantee, dated May 21, 1974, of record in Book 4896, Page 839, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE said Dorothy E. Carr and Earnestine Carr are one and the same person.

This is Improved (X) unimproved (____) property, known as: **1732 Nubell Street, Nashville, TN 37208**

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 we do covenant with the said GRANTEES 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 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 **30th** day of **August, 2006.**

Dorothy E. Carr
Dorothy E. Carr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2006.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY TENN