Davidson County DEEDWARR
Recvd: 09/18/06 09:00 2 pgs
Fees:13.00 Taxes:1476.30
20060918-0114885

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Andrew Torres 4017 Murphy Road Nashville, TN 37209	same	103-8-96

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Travis R Prince, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Andrew Torres and wife, Jessica Torres, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT NO. 352 ON THE MAP OF RICHLAND REALTY COMPANY'S WEST LAWN SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TRAVIS R PRINCE, UNMARRIED FROM RAYMOND A BERLIN AND SARAH OAKLEY GRIFFITH AND CHARLES E BERLIN AND JANE BERLIN ATKINS BY DEED DATED 3/22/99 AS OF RECORD IN BOOK 11399, PAGE 828, REGISTER'S OFFICE FOR SAID COUNTY.

This is improved property known as: 4017 Murphy Road; Nashville, TN 37209

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 the GRANTOR does covenant with the said GRANTEES that the GRANTOR is 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 ourself, our heirs and representatives, to warrant and forever defend the title of the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 23rd day of August, 2006.

Travis R Prince

State of CALIFORNIA
County of LOS ANGELES

Before me, the undersigned, a notary public in and for said state, personally appeared TRAVIS R PRINCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument as their free act and deed.

Witness my hand and official seal at office, this 23 day of AUG, 2006.

JOSEPH WILMAR P. BELLO NOTARY PUBLIC

NOTARY PUBLIC

My commission expires:

OCT. 25 2008

JOSEPH WILMAR P. BELLO
Commission # 1522047
Notary Public - California
Los Angeles County
My Comm. Expires Oct 25, 2008

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

Subscribed and sworn to before me this 23 day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 6-15-09

APRIL R. McMAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY