Davidson County DEEDWARR
Recvd: 09/19/06 09:18 2 pgs
Fees:13.00 Taxes:440.30

20060919-0115695

Bk 5

STATE OF TENNESSEE)
COUNTY OF Davidson)
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $119,000.00.

Isidro
AFFIANT
Sworn to and subscribed before me, this 15th day of September, 2006.

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires NOV. 14, 2009

NOTARY PUBLIC My commission expires:_____

Map & Parcel No. 106-14-102.00

Address of New Owner:
Isidro Serrano
78 Lyle Lane
Nashville, TN 37210

Send Tax Notices To:
Southeast Financial F.C.U.
444 James Robertson Pkwy.
Nashville, TN 37219

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, JUAN E. ALBA and SUSANA GOMEZ, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto ISIDRO SERRANO, a [redacted] married person, hereinafter referred to as Grantee, his heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

J.E.A

S.G.

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. 3 on the Plan of Sharpe Park, of record in Book 2330, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 3 fronts 65.02 feet on the northerly margin of Lyle Avenue and extends back between line, 151.7 feet on the westerly line and 164.4 feet on the easterly line to a rear line measuring 67.3 feet.

Being the same property conveyed to Juan E. Alba and Susana Gomez, by Warranty Deed from Janie Burnett Redden and Gary C. Redden, dated May 28, 2002, recorded May 30, 2002, of record in Instrument No. 20020530-0065490, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 78 Lyle Lane, Nashville, TN 37210.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 2330, page 105, in the Register's Office for Davidson County, Tennessee; and to the 2006 Davidson County property taxes, which are not yet due or payable and are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said JUAN E. ALBA and SUSANA GOMEZ have hereunto set their signature, this 15th day of September, 2006.

Susana Gomez
SUSANA GOMEZ

Juan E Alba by AIF Susana Gomez
JUAN E. ALBA

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 SUSANA GOMEZ, 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 foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 15th day of September, 2006.

My commission expires: _____ NOTARY PUBLIC

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

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 SUSANA GOMEZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JUAN E. ALBA, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of JUAN E. ALBA (the principal), for the purposes therein contained.

WITNESS my hand and seal of office, at office, this 15th day of September, 2006.

My Commission Expires: _____ NOTARY PUBLIC

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

Power of Attorney recorded contemporaneously herewith as Instrument No. 20060919-0115694, in the Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217