Davidson County DEEDWARR
Recvd: 10/16/06 10:32 2 pgs
Fees:13.00 Taxes:321.90

20061016-0127919

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

After Recording Return to
Nations Title Agency, Inc
10579 Cedar Grove Road
Suite 140
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Affiant

Subscribed and sworn to before me, this 5th day of October, 2006.

Notary Public
My commission expires: 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-0609-34068

Address of New Owner:	Send Tax Bills to:	Tax Information
Heriberto Aguilera	Heriberto Aguilera	108-08-0-D-028.00CO
3212 East Lake Drive	3212 East Lake Dr.	
Nashville TN 37214	Nashville, TN 37214	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wanda G. West, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Heriberto Aguilera, married, hereinafter called the Grantees, their successors 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 Unit 28, Lot 57, on the Plan of Condominium Site Plan, Phase Five, Lots 19-24, 56-61 & 69, Section Three, Quail Valley, of record in Book 5200, Page 435 and as shown on Master Deed of record in Book 5931, Page 508, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wanda G. West by deed from Laura Poston Abram fka Laura Jayne Poston and husband, Michael J. Abram, Jr., dated 3-30-01, recorded 4-02-01, of record in Instrument No. 20010402-0031262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3212 East Lake Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of October, 2006.

Wanda G. West

Wanda G. West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wanda G. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of October, 2006.

Karen Colbert
Karen Colbert
State of Tennessee at Large

My Commission expires: 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY