THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03382

Davidson County DEEDWARR
Recvd: 10/23/06 11:27 2 pgs
Fees:13.00 Taxes:821.40
20061023-0131056

Property Address:
504 Call Hill Place, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David L. Jones**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Renee Salazar, and Jorge Cavazos, Wife and Husband,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 485 on the Plan of Bradford Hills, Section Thirteen, as shown by plat of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 661, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Angela D. Lowe, dated March 15, 2006, and recorded March 20, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200603200031799.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

NS

WITNESS Grantor's hand this 18th day of October, 2006.

David L. Jones {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 18th day of October, 2006, before me, the undersigned officer, personally appeared David L. Jones, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

Notary Public

My Commission expires: 1-27-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $222,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 18th of October, 2006.

Notary Public

My Commission expires: 7/21/07

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Jorge Salazar and Renee Salazar
504 Call Hill Place
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Franklin American Mortgage
810 Crescent Centre Drive
Franklin, TN 37067

Tax Parcel ID#: 172-12-0-B-307.00-CO