McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00

David R. Marrs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08 (AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE GRAHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIA T. ALFARO	New Owner	MAP 150-7 PARCEL 375
(NAME)	(NAME)	
3372 Oak Trees Ct.		
	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DAVID R. MARRS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA T. ALFARO**, HEREINAFTER CALLED THE GRANTEE, HER 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. 40B, Zone Lot Division, Lot No. 40 Lakeshore Woods, Section 3, of record in Plat Book 5200, page 621, amended in Plat Book 5200, page 792, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to David R. Marrs by deed of record in Book 8862, page 215, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 3372 Oak Trees Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 October, 2006.

David R. Marrs
David R. Marrs

Davidson County DEEDWARR
Recvd: 11/03/06 14:04 2 pgs
Fees:13.00 Taxes:334.85

20061103-0137097

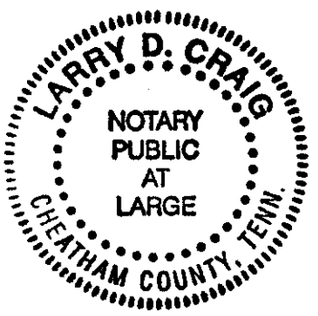
STATE OF TENNESSEE

COUNTY OF DAVIDSON

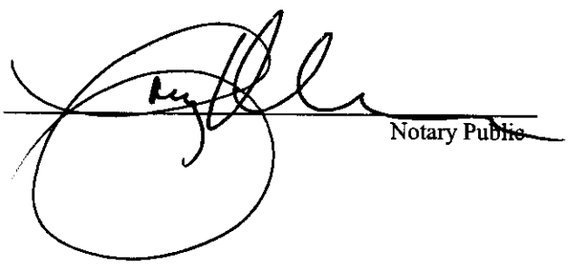
Before me, the undersigned, a Notary Public, in and for the said County and State, David R. Marrs the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2006.

Commission expires: 2-10-08



My Commission Expires FEB. 10, 2008



Notary Public