WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/06 13:38 2 pgs
Fees:13.00 Taxes:654.90
20061107-0138619

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 20[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Holly K Duarte Pereira
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2006.

Notary Public

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

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
Holly K. Duarte Pereira	BANK OF AMERICA	MAP 72-3 PARCEL 55
(NAME)	(NAME)	
1226 Strafford Avenue	P.O. BOX 45140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	JACKSONVILLE, FL 32232-5140	
(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, WE, **RONALD COMPTON AND WIFE, KELLY COMPTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOLLY K. DUARTE PEREIRA AND HUSBAND, DANIEL DUARTE PEREIRA**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being the westerly 50 feet of the easterly 94.8 feet of the northerly 155 feet of Lot No. 242 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 242 fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Ronald Compton by deed dated October 28, 1994 of record in Book 9513, page 792, Register's Office for Davidson County, Tennessee.

KELLY COMPTON joins in this conveyance for the purpose of conveying any right, title or interest which she may have, marital or otherwise, in and to subject property.

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 1226 Stratford Avenue, Nashville, TN 37216
(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 our hands this 3rd day of November, 2006.

RONALD COMPTON

KELLY COMPTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, RONALD COMPTON AND WIFE, KELLY COMPTON 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2006.

Commission expires: 2-10-08

~~Notary~~ Public

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

My Commission Expires FEB. 10, 2008