(1)

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

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. R03423

PICK-UP

Davidson County DEEDWARR
Recvd: 11/09/06 16:11 2 pgs
Fees:13.00 Taxes:425.50
20061109-0139731

Property Address:
203 Creekside Court, 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, **Jeffrey J. Taylor, a single man**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto ~~Jaime~~ * **Ortez, an unmarried man,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit: * Jaime

Being Lot No. 68 on the Plan of Blanchard Heights, as of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 127.73 feet on the southerly side of Creekside Court, as measured around a curve, and 130 feet on the easterly line, 237.35 feet on the westerly line to a dead line in the rear on which it measures 206.46 feet.

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 Ida Belle Cooper, a single woman, dated April 30, 2001, and recorded May 4, 2001, in the Register's Office for Davidson County, Tennessee, Instrument Number 200105040046115.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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.

WITNESS Grantor's hand this 31st day of October, 2006.

_____{Seal}
Jeffrey J. Taylor

State of TENNESSEE
County of DAVIDSON

On this the 31st day of October, 2006, before me, the undersigned officer, personally appeared Jeffrey J. Taylor, 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.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $115,000.00 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 31st of October, 2006.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Jaime Ortez
203 Creekside Court
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Jaime Ortez
203 Creekside Court
Nashville, Tennessee 37211
Tax Parcel ID#: 14814005500