Recvd: 11/13/06 15:32 2 pgs
Fees:13.00 Taxes:462.13

20061113-0140726

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/06 15:17 2 pgs
Fees:12.00 Taxes:0.00
20061116-0142651

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $124,900.00.

Affiant

Subscribed and sworn to me on October 24, 2006.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22027SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Miguel Zavala ~~xxMa-Guadelupe Guzmanxxx~~ 4418 Providence Heights Nashville, TN 37211	Ohio Savings Bank 1111 Chester Ave. Cleveland, OH 44114	147-7-69.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rivercrest Homes, LLC, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Miguel Zavala and wife, Ma-Guadelupe Guzman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of T.C. Cook's Re-Subdivision of part of the B.F. Cook Old Home Place, as of record in Book 547, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rivercrest Homes, LLC, by Warranty Deed from Venture Properties, a Tennessee General Partnership, of record as Instrument No. 20060203-0013404, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 547, page 163, Register's Office for Davidson County, Tennessee; and
4. Easement for Sanitary Sewers, Storm Drainage, Water mains and Appurtenances, of record in Book 5340, page 488, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4418 Providence Heights, Nashville, TN 37211.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR do further covenant and bind themselves, their heirs and assigns, 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 on October 24, 2006.

Rivercrest Homes, LLC

By: _____

William W. Depietro, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared William W. Depietro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Rivercrest Homes, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal on October 24, 2006.

_____

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE