WARRANTY DEED

CHRISTIE MOREFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Sept. 25, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 2006

Notary Public

MY COMMISSION EXPIRES: 9-25-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonardo Lozano (NAME)	Leonardo Lozano (NAME)	MAP 33-15
910 Sun Valley Drive (ADDRESS)	910 Sun Valley Drive (ADDRESS)	PARCEL 27
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, The James W. Ingram & Retha C. Ingram Revocable Living Trust, James W. Ingram & Retha C. Ingram, Trustees

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonardo Lozano and wife, Lucia Rodriguez Flores

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:

LAND in Davidson County, Tennessee, BEING Lot No. 237 on the Map of Primrose Acres Ssubdivision, Section 3, as of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to James W. Ingram and wife, Retha C. Ingram by Warranty Deed dated February 22, 1993, from Barbara Wehby, Unmarried, of record in Book 8872, Page 340, Register's Office for Davidson County, Tennessee. And being further conveyed to The James W. Ingram & Retha C. Ingram Revocable Living Trust, James W. Ingram & Retha C. Ingram, Trustees by Quitclaim Deed dated March 28, 2000, from James W. Ingram and wife, Retha C. Ingram, of record by Instrument No. 20000329-0031642 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 11/27/06 12:39 2 pgs
Fees:13.00 Taxes:610.13

20061127-0145911

unimproved ( )
This is improved (X) property, known as 910 Sun Valley Drive, Madison, TN 37115
(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 hand s this 16th day of November, 2006

James W. Ingram, Trustee

James W. Ingram, Individually

Retha C. Ingram, Trustee

Retha C. Ingram, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Ingram and Retha C. Ingram, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustee's of The James W. Ingram & Retha C. Ingram Revocable Living Trust, James W. Ingram & Retha C. Ingram, Trustees, and in their capacity as such Trustee's, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of November, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Ingram and wife, Retha C. Ingram, the bargainor's with whom I am personally acquainted or proved to me 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 at Goodlettsville, Tennessee, this the 16th day of November, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON