THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26051-11-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Affiant Subscribed and sworn to before me this 27th day of November, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Edward E. Salinas 4361 Hopewood Drive Nashville, TN 37211	**Send Tax Bills To:** Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	**Tax Information:** Map No.147.08-0 Parcel No. 204.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Susan May, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward E. Salinas, ~~x~~married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4361 Hopewood Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of November, 2006.

Mary Susan May

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Susan May**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/30/06 13:30 2 pgs
Fees:13.00 Taxes:296.00

20061130-0147916

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section 4 Beverly Heights, as of record in Plat Book 5200, page 263, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Susan May, unmarried by Deed dated September 15, 1994 from Margo D. Reid, unmarried of record in Book 9469, page 923, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 5626, page 220; and
3. All matters appearing on the Plan of record as Book 5200, page 263, Register's Office for Davidson County, Tennessee.