WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

P-06-515-2

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Remen E. Henriquez	Community First Bank & Trust	91-10-248
515 Snyder Avenue	(NAME) 501 S. James Campbell Blvd.	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RENEA TAYLOR AND NICHOLAS PASCHALL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto REMEN E. HENRIQUEZ,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: * unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF J. M. DAVIDSON'S SUBDIVISION OF BLOCK "B", VERNON AND LOVELL'S HOLMAN HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 4 FRONTS 50 FEET ON THE WESTERLY SIDE OF FOSTER STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES 155 FEET TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO RENEA TAYLOR AND NICHOLAS PASCHALL BY QUITCLAIM DEED FROM SANDRA WILLIAMS PASCHALL RECORDED ON THE 4TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040504-0050481, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 515 Snyder Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 12/01/06 14:09 2 pgs
Fees:13.00 Taxes:314.50

20061201-0148623

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 my/our hand(s) this 30th day of November, 2006.

Renea Taylor

Nicholas Paschall

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Renea Taylor and Nicholas Paschall personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of November, 2006.

Connie Hooper

Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800