WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/06 15:12 2 pgs
Fees:13.00 Taxes:444.00

20061213-0153922

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 120,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF DECEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01863 PALMER CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jared S Palmer	same	MAP:
524 Cathy Jo Circle		Parcel:133-08-0-182.00
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARTIN NAJERA, AND WIFE, SILVIA NAJERA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JARED S PALMER, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 524 Cathy Jo Circle, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 8th day of December, 2006.

Martin Najera by Silvia Najera attorney in Fact
Martin Najera by Silvia Najera, attorney in fact

Silvia Najera
Silvia Najera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 8th day of December, 2006, before me personally appeared **Silvia Najera** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Martin Najera** and acknowledged that she executed the same as the free act and deed of said **Martin Najera**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 60, PLAN OF VALLEY VIEW TERRACE, PHASE 1, as shown on plat of record in Plat Book 5200, Page 77, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Martin Najera and wife, Silvia Najera, as tenants by the entirety by Warranty Deed from Brian Wade and wife, Amanda Wade, recorded on the 3rd day of May, 2001 in Instrument No. 20010503-0045613, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Martin Najera and Silvia Najera pursuant to a power of attorney executed by the same on the 12/06/2006, and being filed for in Instrument # *, Register's Office for Davidson County, Tennessee.

*20061213015392 1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, SILVIA NAJERA, 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 Franklin, Tennessee , this 8th day of December, 2006.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

file # 06-01863 PALMER CB