WARRANTY DEED

AT-20060324

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of December, 2006.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alvaro Garduno Lakisha Garduno	CTX Mortgage Company, LLC	092-03-0 168.00
2209 Albion Street	3100 McKinnon Street, 3rd Floor	
Nashville, TN 37208	Dallas, TX 75201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kyle G. Thompson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alvaro Garduno and wife, Lakisha Garduno, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 7 in Plan No. 3 Harding Lytle Tract, of record in Book 5647, page 72, Register's Office for Davidson County, Tennessee, which fronts 50 feet on the south side of Albion Street and runs back south between parallel l;ines 150 feet to an alley and fronts 50 feet on the side alley.

Being the same property coneveyd to Kyle G. Thompson from Ethel Elizabeth Crook and Vincent Washington Crook by Warranty Deed dated May 18, 2006 and recorded May 25, 2006 in Instrument #20060525-0061416, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2209 Albion Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 15th day of December, 2006

Kyle G. Thompson

Davidson County DEEDWARR
Recvd: 12/19/06 10:04 1 pgs
Fees:13.00 Taxes:408.85
20061219-0156087

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Kyle G. Thompson , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 15th day of December, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY