Davidson County DEEDWARR
Recvd: 12/27/06 13:05 2 pgs
Fees:13.00 Taxes:547.60

20061227-0159287

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Guadalupe S. Rodriguez and Clara F. Rodriguez, Grantors
TO: Luciano Portillo and Leydi Lazo, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers	Provident Funding Assoc	
Luciano Portillo and Leydi Lazo	~~Same as Owner~~	134-13-0-074.00
266 Eisenhower Drive	P O Box 5914	
Nashville, TN 37211	Santa Rosa, CA 95402	

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $148,000.00.

Affiant

Subscribed and sworn to before me this the 20th day of December, 2006.

My commission expires: 1-20-09

NOTARY PUBLIC

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, Guadalupe S. Rodriguez and Clara F. Rodriguez, husband and wife, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Luciano Portillo and Leydi Lazo, husband and wife, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 162 on the plan of Kenilworth Estates, Section 4, as of record in Book 3300, page 34, 35, and 36, Register's Office for said County.

Said Lot No. 162 fronts 72.7 feet on the northwesterly side of Eisenhower Drive and extends back 79.8 feet on the southwesterly line and 154.1 feet on the northeasterly line, to a dead line, which is a broken line measuring 103.2 feet thereon.

BEING the same property conveyed to Guadalupe S. Rodriguez and wife, Clara F. Rodriguez, by deed, recorded October 27, 1966 in Book 4072, page 345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **266 Eisenhower Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 20 day of December, 2006.

"GRANTORS"

Guadalupe S. Rodriguez

Clara F. Rodriguez

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Guadalupe S. Rodriguez and Clara F. Rodriguez, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 20th day of December, 2006.

My commission Expires: 5/24/08

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008