McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Patricia Green
Affiant

Subscribed and sworn to before me, this 22nd day of December, 2006.

Notary Public

Expiration of commission. 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 12/28/06 11:17 2 pgs
Fees:13.00 Taxes:333.00
20061228-0160148

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose G. Arriaza	**First Franklin, a Divison of National City Bank**	**Map 91-1, Parcel 18**
747 23rd Street	**320 Seven Springs Way, Suite 200**	
Nashville, TN 37209	**Brentwood, TN 37027**	

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

Jeanette L. Putman, Unmarried

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

Jose G. Arriaza , a married man

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

Land in Davidson County, Tennessee, being the southerly part of Lot No.6, on the Plan of West Nashville Annex, of record in Plat Book 332, page 11, Register's Office for Davidson County, Tennessee, and being more particularly described as Tract No. 1, on a survey by John B. Kohl, III, dated January 11, 1995, as follows: Said part of Lot No. 6 fronts 60 feet on the westerly margin of 23rd Street, beginning 140 feet from the intersection of Park Avenue and 23rd Street; thence southerly 60 feet; thence at right angles westerly 200 feet to the center of a 15 foot alley; thence with the center of said alley, northerly 60 feet; thence at right angles easterly 200 feet to the Beginning.

Being the same property conveyed to Jeanette L. Putman, unmarried, by Warranty Deed, from Martha Nadine Cross and Fred Hullett and Louis L. Hullett, Sr. and Richard L. Hurlburt and Vickie C. Hammock, of record in Book 9610, page 650, Dated February 24, 1995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, page 11, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 747 23rd Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 22nd day of December, 2006.

Jeanette L. Putman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jeanette L. Putman , the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **06899-CD**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027