Davidson County DEEDWARR
Recvd: 01/11/07 10:14 2 pgs
Fees:13.00 Taxes:658.23
20070111-0004524

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Eduardo H. Pizarro
7137 Commonwealth Circle
Nashville, TN 37221

SEND TAX BILL:
Countrywide Home Loans
801 Crescent Centre Dr. 510
Franklin, TN 37067

MORTGAGEE:

MAP AND PARCEL:
MAP 126-15-0-B
PARCEL 240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joanne Patterson, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Eduardo H. Pizarro and wife, Kristina Pizarro** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Section Three, Lexington Point Subdivision, as of record in Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Joanne Patterson, an unmarried woman, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated August 9, 2002, of record in Instrument No. 20020814-0098609, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 7137 Commonwealth Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of October, 2006.

Joanne Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joanne Patterson, unmarried, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of October, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $177,900.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of October, 2006.

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

My Commission Expires: 10-17-2009