Davidson County DEEDWARR
Recvd: 01/23/07 10:26 2 pgs
Fees:13.00 Taxes:932.40

20070123-0009136

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $252,000.00

Affiant

Subscribed and sworn to before me, this 16 day of January, 2007.

Notary Public
My commission expires: 7-24-10

03-0611-34272

Address of New Owner:	Send Tax Bills to:	Tax Information
Giachery Lizarraga 765 West Meade Dr. Nashville, TN 37205	New Owner	115-070-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter L. Farrell aka Walter Lewis Farrell and wife, Diane E. Farrell, aka Diane D. Farrell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Giachery Lizarraga, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, being Lot No. 30 on the Plan of West Meade Estates, Section Four of record in Plat Book 3300, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter L. Farrell and wife, Diane E. Farrell by deed from Village Builders, Inc., dated 7-30-64, recorded 8-3-64, of record in Book 3796, Page 996, Register's Office for Davidson County, Tennessee. Walter L. Farrell being referenced as Walter Lewis Farrell by power of attorney of record in Instrument No. 20060526-0062114, Register's Office for Davidson County, Tennessee. Diane E. Farrell being referenced as Diane D. Farrell by power of attorney of record in Instrument No. 20060526-0062115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 765 West Meade Drive, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 genders.

WITNESS my hand this 16th day of January, 2007.

Walter L. Farrell
by J. Russell Farrell atty in fact

Walter L. Farrell
By: J. Russell Farrell, Atty in Fact
Pursuant to Power of Attorney of Record in Instrument No. 20060526-0062114, Register's Office for Davidson County, Tennessee.

Diane E. Farrell
by J. Russell Farrell atty in fact

Diane E. Farrell
By: J. Russell Farrell, Atty in Fact
Pursuant to Power of Attorney of record in Instrument No. 20060526-0062115, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Russell Farrell, 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 herein contained, and who further acknowledged that he is the attorney in fact for Walter Lewis Farrell aka Walter L. Farrell and Diane E. Farrell aka Diane D. Farrell, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 2007.

Commission expires: 02/22/09

Notary Public

