Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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Davidson County DEEDWARR
Recvd: 01/26/07 11:11 2 pgs
Fees:13.00 Taxes:473.23

20070126-0010910

06-0686

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $127,900.00 .

Affiant

Subscribed and sworn to before me this 19th day of January, 2007.

Notary Public
My Commission Expires 1/26/2008

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lillian Machado Mercado	Synovus Mortgage Corp	133-12
434 Tampa Drive	2204 Lakeshore Dr, #325	96.00
Nashville, TN 37211	Birmingham, AL 35209	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Larry Thomas Rozell and wife, Sandra Elizabeth Worley Rozell**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lillian Machado Mercado**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot 50 on the Plan of Windsor Park as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee. Said Lot 50 fronts 67.6 feet on the easterly margin of Tampa Drive and extends back 184.45 feet on the southerly line and 176.31 feet on the northerly line to a rear line which measures 68.10 feet.

Being the same property conveyed to Larry Thomas Rozell and wife, Sandra Elizabeth Worley Rozell by deed from Jack T. Clark and wife, Bonita Ruth Clark of record in Book 4430, page 146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **434 Tampa Drive, Nashville, TN 37211.**

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hands this 19th day of January, 2007.

Larry Thomas Rozell

Larry Thomas Rozell

Sandra Elizabeth Worley Rozell

Sandra Elizabeth Worley Rozell

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 **Larry Thomas Rozell and Sandra Elizabeth Worley Rozell**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of January, 2007.

Lee E. Crawford

Notary Public

My Commission Expires: 1/26/2008

