This Instrument Prepared By:

Title Enterprises, LLC
320 Seven Springs Way

Suite 150, Seven Springs I

Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/31/07 10:46 3 pgs
Fees:18.00 Taxes:46.25

20070131-0012759

6070012

Send Tax Bills To:
Macario M. Lacap
406 Hicks Rd
Nashville, TN 37221

New Owner is:
Macario M. Lacap
825 21st Avenue N
Nashville, TN 37208

MAP: 092-07-0

PARCEL: 139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **JiJi Mathew, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Macario M. Lacap and wife, Remedios Lacap**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the easterly 64 feet of Lot 12 on the Plan of Dr. J.B. Davis Subdivision, of reocrd in Book 161, page 123, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 33.2 feet on the west side of 21st Avenue North (formerly Tweed Street) and runs back between parallel lines 64.0 feet on the north line and 64.2 feet on the south line to the right-of-way line of T.C.R.R. which measures 33.2 feet thereon, in accordance with survey and plat by Hickerson Miller, dated July 15, 1995.

Being the same property conveyed to Jiji Mathew, unmarried, by Warranty Deed, from Norma Stevens, unmarried, of record in Instrument # 20060905-0109126, dated , recorded , in Book , page , Register's Office for Davidson County, Tennessee, date August 29, 2006 and recorded September 5, 2006. See Warranty Deed in Instrument # 20020801-0092593.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed

of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of January, 2007.

GRANTOR:

JiJi Mathew by TC as Attorney in Fact

JiJi Mathew, by Trudy Campbell as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Trudy Campbell** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **JiJi Mathew,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book _____, Page _____, of the said Register's Office of Davidson County, Tennessee. 20070131.0012758

Witness my hand and seal on this the 16th day of January, 2007.

Notary Public

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

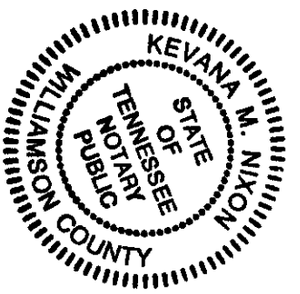
My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Trudy Campbell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of January, 2007.

Notary Public



My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

Affiant

SWORN TO and subscribed before me this 16th day of January, 2007.

NOTARY PUBLIC

My commission expires:

9/16/09

