WARRANTY DEED

The actual consideration or value for this transfer is $ 28,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF _____ }

SWORN TO AND SUBSCRIBED before me this 31st day of January, 2007.

NOTARY PUBLIC
My Commission Expires January 23, 2010

STATE OF TENNESSEE NOTARY PUBLIC Margaret R. Means

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MARGARET R. MEANS

Davidson County DEEDWARR
Recvd: 02/06/07 10:45 2 pgs
Fees:13.00 Taxes:103.60

20070206-0015371

This space for Register of Deeds

This instrument prepared by: Johnny Thomas, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06120004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Mark Salgueiro, & Gloria Salgueiro P. O. Box 1347 Marshpee, Ma. 02649	New Owner	43-13-O-A / 15.00CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Mark Salgueiro and wife, Gloria Salgueiro, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JOHNNY STRADER**, and wife RHONDA STRADER, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

MARK SALGUEIRO and wife, **GLORIA SALGUEIRO**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Being Unit No. 1-15 of Robin Hood Condominium established by Master Deed of record in Book 5388, page 524, said Register's Office, as shown on the Plan of record in Book 5200, page 124, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Johnny Strader by deed from Alphonso Jackson, Secretary of S Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20060324-0033656, re-recorded in Instrument No. 2006040-30037612. said Register's Office. Rhonda Strader executes this Instrument to convey any right title or interest she may have as Spouse of Johnny Strader.

The above description is the same as in the previous deed of record.

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. I 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2007 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 5200, page 124,Register's Office for Davidson County, Tennessee. Master Deed in Book 5388, page 524, supplemented in Book 6569, page 149; *By-Laws of record in Book 5388, page 544; Charter of record in Book 5383, page 314, said Register's Office.*

Grantor makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 323 Forest Park Road #1-15, Madison, TN. 37115.

Witness our hands this 31 day of January, 2007.

Johnny Strader

RHONDA STRADER

STATE OF TENNESSEE }
COUNTY OF DAVISON }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named Johnny Strader the bargainor(s), 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 and official seal at Old Hickory, Tennessee this 31 day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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STATE OF KENTUCKY)
COUNTY OF)

Personally appeared before me, a Notary Public for the State and County aforesaid, the within Named RHONDA STRADER , the bargainer herein, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and acknowledged that she executed the within instrument fo the purposes herein.

WITNESS my hand and Seal this 1st day of Feb., 2007

NOTARY PUBLIC

My commission expires: 4-2-07

WARRANTY DEED

From: **Johnny Strader**
and wife
Rhonda Strader

To: **Mark Salgueiro**
and wife,
Gloria Salgueiro

Property:
323 Forest Park Road #1-15
Madison, TN. 37115

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
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