After recorded
Return to:

Biltmore Title, LLC
1418 Kensington Sq. Bldg. F
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 02/14/07 10:17 2 pgs
Fees:13.00 Taxes:222.00
20070214-0018681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$60,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: February 6, 2007.

NOTARY PUBLIC

COMMISSION EXPIRES:

MACKENZIE COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JAN. 23, 2010

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jose L. Carpio and Flavio Loma 802 2nd Ave. N. Nashville, TN 37206	SAME	082-07-0-025.00

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, I/WE, **MERRELL LAND DEVELOPMENT, INC.**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSE L. CARPIO AND FLAVIO LOMA**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 8, on the Plan of Shield's Davis, Sharp and Horns Addition to East Nashville, as shown on plat of record in Plat Book 57, page 86, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said lot No. 8 fronts 80.8 feet on the westerly side of North Second Street and runs back between parallel lines 143.00 feet, more or less, to an alley.

Being the same property conveyed to Merrill Land Development, Inc. in Instrument 20060814-0099663, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
808 N. 2ND STREET, NASHVILLE, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 02/06/07

Merrell Land Development, Inc.

BY: _____

Curtis Merrell, Agent for Corporation

LTSR Number:

GTE File: 2006120653

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at , on this the day of ,

_____
Notary Public

MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Curtis Merrell with whom I a personally acquainted and who upon his oath(s) acknowledged himself to be the Agent respectively of the Merrell Land Development, Inc. the within named bargainor, a corporation, and that Curtis Merrell as such Agent being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Curtis Merrell as such Agent.

Witness my hand and official seal at office in Pleasant View, Tennessee, on this the 6th day of February, 2007.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN 23 2010

MACKENZIE COHEN
TENN NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN 23 2010

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____