(2)

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/27/07 09:28 3 pgs
Fees:18.00 Taxes:629.00
20070227-0024019

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of February, 2007, by and between PATRICIA MAYNARD SLOAN, UNMARRIED, hereinafter called Grantor, and ALEX SIGG, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PATRICIA MAYNARD SLOAN, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto ALEX SIGG, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1624 GARTLAND AVENUE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Patricia Sloan
PATRICIA MAYNARD SLOAN
Signature of Seller

Signature of Seller

UNITED MEXICAN STATES)
STATE OF GUERRERO)
CITY OF ACAPULCO)SS:
U. S. CONSULAR SERVICES)

INDIVIDUAL
STATE OF
COUNTY OF _____)

U.S. Consular Agent

Personally appeared before me, a Notary Public of said County and State, PATRICIA MAYNARD SLOAN, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Acapulco, Guerrero, Mexico, this 12th day of February, 2007.

Alexander Richards
U.S. Consular Agent
Acapulco, Guerrero, Mexico

My Commission Expires: President commissions do not expire

Name and Address of Property Owner:

ALEX SIGG

Property Address:

1624 GARTLAND AVENUE, NASHVILLE, TENNESSEE 37206
Person Responsible for Taxes:

OWNER
1624 GARTLAND AVE
NASHVILLE TN 37206

Map & Parcel #: MAP 83-10, PARCEL 162

AFFIDAVIT OF VALUE

STATE OF Tennessee:
COUNTY OF Williamson:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $170000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 14 day of February, 2007.

Notary Public

My Commission Expires: 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

07-7971

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mrs. T.R. Parrish's Subdivision of Lot No. 01, Chadwell Home Place and of record in Book 547, page 80, Register's Office for said County.

Said Lot No. 1, fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines with the westerly margin of North 17th Street 135 feet to an alley.

Being the same property conveyed to STEVEN PATRICK BRIAN SLOAN, by Quitclaim Deed from TANYA MARIA YVONNE SLOAN, of record in Instrument Number 20040120-0007465, Register's Office for DAVIDSON, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years. A LIEN, not yet due and payable (MAP 83-10, PARCEL 162).

2. All matters as set forth on the Plan of record in Plat Book 547, page 80, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

Being the same property conveyed to Patricia Sloan by deed of record as Instrument No. 20070227000240 18, said Register's Office.