(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of February, 2007.

Notary Public

My Commission Expires:

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/28/07 11:18 2 pgs
Fees:13.00 Taxes:481.00
20070228-0024661

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rudy A. Gonzalez Alvarado, an unmarried man,

620 Sue Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

162-10-98

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Torres Ruiz, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Rudy A. Gonzalez Alvarado, an unmarried man, , hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 98 on the Plan of Brookview Estates, Section 2, of record in Plat Book 4460, Page 163, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark Torres Ruiz, unmarried by Warranty deed from Janice B. Darnell, unmarried of record in Deed Book 11720, page 428, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 4460, Page 163, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4689, Page 561 and Book 4636, page 317, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 620 Sue Drive, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 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. 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 my hand this 26th day of February, 2007.

Mark Torres Ruiz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mark Torres Ruiz, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 26th day of February, 2007.

Notary Public

My Commission Expires: 11/8/07

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
TENN.

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