# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/07 09:33 2 pgs
Fees:13.00 Taxes:462.13

20070320-0033550

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 2007

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARK R. SHARBER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires DEC. 27, 2009

**THIS INSTRUMENT WAS PREPARED BY:** Prepared

Leon Sharber, Attorney, 1161 Murfreesboro Road, Suite 109, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher M. Beres (NAME) | Regions Bank (NAME) | MAP: 83-04 |
| 2002 McKennell Drive (ADDRESS) | Department 2590 PO Box 2153 (ADDRESS) | PARCEL: 134.00 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | BHAM AL 35287-2520 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Jacinto Gomez and wife, Josefina Gomez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher M. Beres, an unmarried man

HEREINAFTER CALLED THE 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. 88 on the Plan of Rosebank Park of record in Book 1835, Page 26, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Instrument Number 20001017-0103107, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

unimproved ( )
This is improved ( X ) property, known as 2002 McKennell Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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; 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 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 our hand s this 15th day of March, 2007

Jacinto Gomez.
By Bernarda Gomez de Olivillo, ATTY. in Fact.
Jacinto Gomez

Josefina Gomez.
By Bernarda Gomez de Olivillo, ATTY. in Fact.
Josefina Gomez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacinto Gomez and wife, Josefina Gomez

the bargainor s, 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 and official seal at Nashville, Tennessee, this 15th day of March, 2007.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of March, 2007, before me, the undersigned Notary Public, personally appeared Bernarda Gomez de Calvillo, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Jacinto Gomez and wife, Josefina Gomez, and acknowledged that he executed the same as the act of his principals for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

MARK R. BARBER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires DEC. 27, 2009

My commission expires _____

_____
Notary Public

AFTER RECORDING
RETURN TO:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#2797
Box 186