THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1075

Davidson County DEEDWARR
Recvd: 04/12/07 13:31 2 pgs
Fees:13.00 Taxes:458.80
20070412-0044135

Property Address: 1513 Monticello Ave, Madison, TN 37115

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mark E. Malone**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Israel Lopez, a single man** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee being pat of Lot No. 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, and being described as Tract 1 on the unrecorded survey showing a division of a part of said lot for Clyde Loftis, made by N.G. Jenkins, Surveyor, dated April 4, 1959 as follows:
>
> Beginning at a point in the center line of Monticello Drive or Avenue at the corner of Tracts 1 and 2, said point being N 3 deg. 30' E 142 feet more or less from a point in the center line of Monticello Drive, said point being at the corner of Tracts 3 and 4 and being N 21 deg. 20' W 462.5 feet more or less from the center line of Monticello Drive; thence with the line between Tract 1 and 2, S 85 deg. 49' E 328.5 feet more or less to a point; thence N 2 deg. 45' W 64 feet more or less to an iron pin, the northeast corner of this tract; thence N 84 deg. 15' W 320 feet more or less to the center line of Monticello Drive; thence with the center line of same S 3 deg. 30' W 71 feet more or less to the point of beginning.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in plat of record in Plat Book 421, Page 44, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Lisa M. Jones, now known as Lisa M. Jones an unmarried person, dated May 22, 2000, and recorded May 24, 2000, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20000524-0052046. Kimberly F. Malone joins in this conveyance to convey any all all marital interest in said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $124,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 26th day of March, 2007.

X _____ {Seal}
Mark E. Malone

X _____ {Seal}
Kimberly F. Malone

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 26th day of March, 2007, before me the undersigned officer, personally appeared Mark E. Malone and Kimberly F. Malone, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, Phone:
Israel Lopez
1513 Monticello Ave
Madison, TN 37115

MAP AND PARCEL NO: 034-090-020.00

SEND TAX STATEMENTS TO:
Israel Lopez
1513 Monticello Avenue
Madison, TN 37115

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $124,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 26 day of March, 2007

_____
Notary Public
My Commission expires: 1-23 2011

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN