27-1-094

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/18/07 10:39 2 pgs
Fees:13.00 Taxes:514.30
20070418-0046190

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of April, 2007 by and between **Aura Corina Roca Mendez**, hereinafter referred to as GRANTOR, and **Dionisio Chavarria and Laura Chavarria, husband and wife,** hereinafter referred to as 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 256 on the Plan of Hillbrook, Section 4 of record in Book 3842, page 7 and amended in Book 3974, page 787, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

This Conveyance May Be Subject to the Following:

1) Restrictions of record in Book 3974, page 783 and amended in Book 3974, page 787, Register's Office for said County.

Being the same property conveyed to Aura Corina Roca Mendez by Warranty Deed from Larry N. Montgomery and wife, Sammie Montgomery dated March 29, 2002 and recorded April 12, 2002 of record in Instrument 20020412-0045530, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **222 Wallace Road, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Aura Corina Roca Mendez

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Aura Corina Roca Mendez, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 4th day of April, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Dionisio Chavarria and Laura Chavarria
222 Wallace Road, Nashville, TN 37211

Send Tax Statements to:
Provident Funding
1101 Kermit Dr. #607
Nashville, TN 37217

Map & Parcel 148.01-0-123.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 $139,000.00 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 4th day of April, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

27-1-094