Return:
Cohn & Hubbard
Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 13 day of April, 2007, ~~A.D., 20~~, by and between

Trisha D. Banks An unmarried person

First Parties, and

Hector Mora and Luz M. Mora, husband and wife

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 230 ON THE FINAL PLAT OF RIVER TRACE ESTATES, PHASE 1, SECTION 4 & 5, OF RECORD IN BOOK 9700, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

OWNER:
Hector Mora and wife, Luz M. Mora
2953 Riverbend Drive
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/18/07 10:54 2 pgs
Fees:13.00 Taxes:499.50
20070418-0046216

RESPONSIBLE TAXPAYER:
New Owner

PROPERTY ADDRESS: 2953 RIVERBEND DR., NASHVILLE, TN 37214

MAP & PARCEL: 062-02-0-A-238.00CO

Being the same property conveyed to Trisha D. Banks by deed from Emmitt E. Beall and wife, Heidi A. Beall of record in Instrument 200601240009095 on 01/20/2006 and filed for record on 01/24/2006, Register's Office for said County.

MR-PA-142651

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Trisha D. Banks x _____

Trisha D. Banks

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Trisha D. Banks An unmarried person, 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 office, this 14th day of March, 20 07

✓ Tracey L. Luke
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: January 3, 2011

TRACEY L. LUKE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $135,000.00. Affiant Trisha Banks.

Subscribed and sworn to before me this 13th day of April, 20 07.

My Commission Expires: 1-26-2008

JUDY A. CASEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MR-PA-142651