THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03666

Davidson County DEEDWARR
Recvd: 04/24/07 10:54 2 pgs
Fees:13.00 Taxes:407.00
20070424-0048609

Property Address:
3634 Murfreesboro Pike, Antioch, TN 37013 ---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, **Roger Giles, and wife Sandra L. Giles**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Chuy A. Avila, and wife Maria L. Avila** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Murfreesboro Road, as established in 1951; said point being 875.5 feet southerly from the intersection of the easterly margin of Murfreesboro Road, and the center of Pinhook Road; thence with the easterly margin of Murfreesboro Road, South 43° 30' East 100 feet to a point; thence North 46° 30' East partially along a fence line then the Northerly boundary of C.N. Griggs property, 150 feet to an iron pin; thence north 43° 30' west along a fence line 100 feet to a point; thence south 46° 30' west 150 feet to the point of beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Edward Smith, Executor for the Estate of Ellen S. Bailey, dated May 18, 1992, and recorded July 22, 1992, in the Register's Office for Davidson County, Tennessee, in Book 8681, at Page 3.

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

GRANTORs do for Grantors and Grantors' 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 [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 20th day of April, 2007.

Roger Giles {Seal}

Sandra L. Giles {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 20th day of April, 2007, before me, the undersigned officer, personally appeared Roger Giles and Sandra L. Giles, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9·19·09

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 20th of April, 2007.

Notary Public

My Commission expires: 9·19·09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Chuy A. Avila and Maria L. Avila
3634 Murfreesboro Road
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
CTX Mortgage Company, LLC
3100 McKinnon
Dallas, TX 75201

Tax Parcel ID#: 164-00-0-126.00