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. R03665

Davidson County DEEDWARR
Recvd: 04/24/07 10:58 2 pgs
Fees:13.00 Taxes:370.00
20070424-0048611

Property Address:
3628 Murfreesboro Road, 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:

A tract of land in the Third, formerly the Second Civil District of Davidson County, Tennessee, beginning at a point on the easterly margin of Murfreesboro Road, 665.5 feet southerly from the intersection of the easterly margin of said Murfreesboro Road, and the center line of Pinhook Road; thence with the easterly margin of said Murfreesboro Road, southeast 100 feet to a point; thence northeast 150 feet to a point; thence northwest 100 feet to a point; thence southwest 150 feet to the point of beginning.

Said lot adjoins lot heretofore conveyed to Robert Stanley Pittsby deed of record in Deed Book 2027, Page 620, said Register's Office, and fronts with the same, on the Murfreesboro Road, but lies 100 feet closer to Pinhook Road.

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 order of probate from Lois Juanita Giles Proctor, dated August 17, 2006, and recorded August 18, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200608180102142.

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 [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] 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 $100,000.00 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

Name of Owner and Property Address:
Chuy A. Avila and Maria L. Avila
3628 Murfreesboro Road
Antioch, TN 37013

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

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

Tax Parcel ID#: 164-00-0-125.00