PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48567
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/03/07 09:22 2 pgs
Fees:13.00 Taxes:1110.00
20070503-0052872

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John G. Oliver Julie Oliver 5705 Sterling Oaks Dr. Brentwood, Tennessee 37027	New Owner

TAX MAP-PARCEL NUMBERS: 172050B07500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reinaldo Mercado-Ruiz, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John G. Oliver and spouse, Julie Oliver** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 75 on the Plan of Sterling Oaks, Phase I of record in Book 8250, page 998 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Reinaldo Mercado-Ruiz by deed from Herbert E. Paterra and Lou Ann Paterra of record in Doc. No. 20050502-0048671, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, Page 998, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 10951, page 547, Book 11514, page 959, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5705 Sterling Oaks Dr., Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2007.

Reinaldo Mercado-Ruiz

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2007 , before me the undersigned authority, personally appeared Reinaldo Mercado-Ruiz , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2007

Notary Public

My Commission Expires: 11-22-2010

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON