	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $128,000.00 Affiant Subscribed and sworn to before me, this 19th day of April, 2007. Notary Public Expiration of commission.



(Notary Stamp)

Davidson County DEEDWARR
Recvd: 05/15/07 14:42 2 pgs
Fees:13.00 Taxes:473.60



20070515-0058290

BOX 13
 # 13115

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Excellence Gates, Inc. and Ezekiel Tsado	New Owner	**Map 133-8, Parcel 102**
3420 & 3422 Donna Kay Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Flor Melgar, a single woman, and Candelaria Melgar, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Excellence Gates, Inc. [illegible]

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 105, on the Addition to Greenwood Hills, Section Four, of record in Plat Book 5210, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Flor Melgar, an unmarried woman, by Cash Deed for Tennessee, from Department of Housing and Urban Development, of record in Instrument No. 20050519-0056708, Dated May 13, 2005, Register's Office for Davidson County, Tennessee. Flor Melgar, an unmarried woman, by Quitclaim Deed conveyed said property to Russell J. McCann, Trustee, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to add Candelaria Melgar, to the title and to establish a right of survivorship, Russell J. McCann, Trustee, reconveyed said property to Flor Melgar, a single woman and Candelaria Melgar, a married woman, as tenants in common with the right of survivorship, of record in Instrument No. 20051104-0133868, Dated October 24, 2005, Register's Office for Davidson County, Tennessee.

This property was purchased for investment purposes only and was never used as a primary residence of either Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5210, page 77, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5333, page 311, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is known as 3420 & 3422 Donna Kay Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th day of April, 2007.

Flor Melgar

Candelaria Melgar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Flor Melgar, and Candelaria Melgar, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2007.

Notary Public

My Commission Expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **07159-SH**
RECORD & RETURN TO