PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(____gj____) Title No: 48625
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/31/07 10:57 2 pgs
Fees:13.00 Taxes:1091.50
20070531-0064602

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth T. Curley 401 Bowling Avenue #57 Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 104130A0600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diego Porras and spouse, Ingrid Beatriz Avalos**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth T. Curley** 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 Building Site No. 60 also designated as Unit No. 57 on the Plan of Richmeade Place, Section IV, of record in Book 5210, page 16, 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 Diego Porras and Ingrid Beatriz Avalos by deed from Ren White, an unmarried person of record in Doc. No. 20040607-0066726, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, page 16, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 4921, page 637, amended in Book 5036, page 338, supplemented in Book 5019, page 946, rerecorded in Book 5039, page 256, further supplemented in Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, Book 5733, page 698, 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: 401 Bowling Avenue # 57, Nashville, Tennessee 37205

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 May, 2007.

Diego Porras

Ingrid Beatriz Avalos

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2007 , before me the undersigned authority, personally appeared Diego Porras Ingrid Beatriz Avalos , 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.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
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 $295,000.00

Affiant

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

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public