This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/04/07 09:29 2 pgs
Fees:13.00 Taxes:360.86
20070604-0065751

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Juan A. Zamudio **5320 Eulala Drive** **Nashville, TN 37211**	**Same**	**162 05 0 084.0**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eduardo Zamudio,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Juan A. Zamudio,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Nashville County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Hickory Valley, Section 1, as of record in Book 4175, page 75, Register's Office for said County.

SAID Lot No. 161 fronts 80.0 feet on the northeast side of Eulala Drive and extends back 232.56 feet on the northwest line and 200.0 feet on the southeast line to a dead line measuring 86.37 feet thereon.

BEING the same property conveyed to Eduardo Zamudio by deed from Michael D. Mitchell and wife, Kathryn S. Mitchell, of record in Book 11730, page 542, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. 2007 county taxes are a lien, not yet due and payable.
3. All matters of record in Book 4175, page 75, RODC, TN.
4. Restrictive Covenants in Book 4353, page 54, RODC, TN.

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, his heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized 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;

AND I FURTHER covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns,

against the lawful claims of all persons whomsoever.

And I, Adelaida Ruiz, wife of Eduardo Zamudio, join in this conveyance for the purpose of conveying any marital right which I may have in said property to Grantee herein.

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.

This improved property is known as:

5320 Eulala Drive, Nashville, TN 37211.

WITNESS OUR HANDS THIS 1st DAY OF JUNE, 2007, IN FRANKLIN, TENNESSEE.

Eduardo Zamudio

Adelaida Ruiz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Eduardo Zamudio and wife, Adelaida Ruiz, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of June, 2007.

Notary Public

My Commission Expires: 1/20/09

MARGARET ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,530.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 1st day of June, 2007, in Franklin, Tennessee.

Notary Public

My Commission Expires: 1/20/09

MARGARET ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

18820.2007/MS