PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of June, 2007, by and between THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED 2-22-2002, FRANK L. WALDEN, TRUSTEE, hereinafter called Grantor, and JUAN PAREDES, A MARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED 2-22-2002, FRANK L. WALDEN, TRUSTEE, as Grantor, does hereby bargain, sell, transfer and convey unto JUAN PAREDES, A MARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 150 HARRIS STREET, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:
THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED 2-22-2002

BY: Frank L Walden Trustee
FRANK L. WALDEN, TRUSTEE
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/12/07 08:41 3 pgs
Fees:18.00 Taxes:370.00

20070612-0070152

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED 2-22-2002, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, TN, **this** 1ST **day of June, 2007.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

JUAN PAREDES

150 HARRIS STREET
MADISON, TENNESSEE 37115

Property Address:

150 HARRIS STREET, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 52-01, PARCEL 21.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$100000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1ST day of **June, 2007.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8035

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 70, on the plan of Madison Realty Company's Subdivision, of record in Plat Book 547, Page 164, of the Register's Office of Davidson County, Tennessee. Also being the Westerly half of Brooks Avenue, as was closed by Bill 088-493 and being Described as:

Beginning at an iron pin at the Southerly right-of-way Harris Street, and being the Northwest corner of this tract. THENCE; With the Westerly line of Lot No. 70 190.00' to an iron pin at a fence corner, THENCE; Easterly 75.00' to an iron pin. THENCE; Northerly 190.00' to an iron pin in the Southerly right-of-way of Harris Street. THENCE; With the Southerly margin of Harris Street 75.0' to the point of beginning containing 0.327 acres more or less, according to a survey prepared by Benny M. Cantrell, TN RLS # 1638.

BEING the same property conveyed to THE FRANK L. WALDEN REVOCABLE LIVING TRUST, by Warranty Deed from JOSEPHINE O. BELCHER, UNMARRIED, of record in Instrument Number 20040127-0010426, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 52-01, PARCEL 21.00).
2. All matters as set forth on the Plan of record in Plat Book 547, page 164, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8766, page 426, Register's Office for DAVIDSON County, Tennessee.