WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of May, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Irma Beltran	New Owners	Map 096
2723 Nodyne Drive		Group 13-0
Nashville, TN 37214		Parcel 059.00

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, we

Ronald Eugene Raines and William Daryl Staggs and Gary Wayne Raines, Heirs of the Estate of Patricia A. Phy

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Irma Beltran and Edwin F. Sanchez, wife and husband

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. 77 on the Plan of Perry Heights Subdivision, of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 72 feet on the southerly side of Nodyne Drive, and runs back 150 feet on the east line and 143 feet on the west line, to a dead line in the rear on which it measures 72.4 feet.

Being the same property conveyed to Pat Phy by Quitclaim Deed from Roger Phy of record in Book 10611, Page 417, said Register's Office. See also deeds of record in Book 5209, Page 831; Book 5065, Page 879; and Book 4330, Page 257, said Register's Office. The said Pat Phy now being deceased, and being an unmarried woman at the time of her death. The said Pat Phy (a/k/a Patricia A. Phy) died leaving as Sole Heirs the Grantors herein. See also Probate File No. 05P-800 in Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 2928, Page 445, and Book 2991, Page 45, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 18, said Register's Office; (3) Joint Driveway Easement of record in Book 4942, Page 47, said Register's Office.

Pat Phy, Patricia A. Phy, Patricia Ann Phy, Patricia Ann Staggs Phy, Patricia Ann Ransom Staggs, and Patricia Ann Staggs all being one in the same person.

Heir Affidavit/Hold Harmless of record in Instrument 20070613-0070733, said Register's Office.

Power of Attorney of record in Instrument 20070613-0070732, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2723 Nodyne Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Davidson County DEEDWARR
Recvd: 06/13/07 09:58 2 pgs
Fees:13.00 Taxes:421.80
20070613-0070734

Witness our hands this 15th day of May, 2007.

ESTATE OF PATRICIA A. PHY

Ronald Eugene Raines
By: Ronald Eugene Raines, Heir

William Daryl Staggs
By: William Daryl Staggs, Heir

Gary Wayne Raines By Ronald Eugene Raines ATT-IN-Fact
By: Gary Wayne Raines, Heir
By: Ronald Eugene Raines, as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald Eugene Raines and William Daryl Staggs, Heirs of the Estate of Patricia A. Phy a/k/a Pat Phy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Heirs of the Estate of Patricia A. Phy, and as such Heirs, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 15th day of May, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Ronald Eugene Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be the Attorney-in-Fact for Gary Wayne Raines, Heir of the Estate of Patricia A. Phy a/k/a Pat Phy, the within named bargainer, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Gary Wayne Raines, as such Heir, who is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 15th day of May, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.