This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/21/07 12:25 3 pgs
Fees:18.00 Taxes:344.10
20070621-0074257

ADDRESS NEW OWNER:

JAMES A. AGUILAR and
MELINDA L. AGUILAR
194 WOODSON LANE
NASHVILLE, TN 37211-3416

SEND TAX BILL:

"SAME"

MORTGAGEE:

REGIONS BANK
d/b/a REGIONS MORTGAGE
2050 OAKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

MAP AND PARCEL:

133-07-0-225.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LISA SYKES (a/k/a LISA J. SYKES)**, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto, **JAMES A. AGUILAR and wife, MELINDA L. AGUILAR** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

See Attached Exhibit "A"

This conveyance is made subject to the real estate taxes for 2007, and subsequent years; Easements of record and other such limitations and restrictions and easements as may affect the premises.

This is improved property commonly known as : **192 WOODSON LANE**
NASHVILLE, TENNESSEE 37211-3416

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever, and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of June, 2007.

LISA SYKES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me. John K. Kimcay , a Notary Public in and for the State and County aforesaid, personally appeared **LISA SYKES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) , and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2007.

Notary Public

My Commission Expires: 7-21-07

JOHN K. KIMCAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ **93,000.00** .

James A Lysle
AFFIANT

Subscribed and sworn to before me this 20th ~~day~~ of June, 2007.

NOTARY PUBLIC

My Commission Expires: 7-21-2007

JOHN K. KIMCAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot (s) No. 53 on the Plan of Parma Heights, of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RALPH A. ABSTON, MARRIED AND LISSIA J. SKYES, UNMARRIED by deed from LARRY BRIAN WOODRUFF, UNMARRIED of record as Instrument No. 20011019-0114087, dated October 15, 2001, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to LISA SYKES (a/k/a LISA J. SKYES and LISSIA J. SYKES) by deed dated April 15, 2007, of Record in Instrument No. 20070621-0074169, Register's Office for Davidson County, Tennessee, from JALENA F. HODGE, RANDALL R. ABSTON, ROY A. ABSTON, TROY ABSTON, RITA JONES, RALPH A. ABSTON, Jr., SHIRLENE DYER, DARLENE HARGIS, DONNIE ABSTON, RICHARD ABSTON and LISA SYKES the sole heirs at law of RALPH A. ABSTON (Deceased) by Affidavit of Heirship, of record in Instrument No. 20070621-0074168, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The Real Properly or its address is commonly known as: **194 Woodson Lane**
Nashville, Tennessee 37211

Map / Parcel No.: **133-07-0-225.00**