Box 14A
20583-1

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $23,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2007.

Notary Public
My commission expires: 5-22-2010

Davidson County DEEDWARR
Recvd: 06/28/07 08:59 2 pgs
Fees:13.00 Taxes:85.10
20070628-0077033

03-0706-34765

Address of New Owner:	Send Tax Bills to:	Tax Information
Leoncio Dominguez 223 Oriel Avenue Nashville TN 37210	"New Owner"	119-04-0008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David T. Lipsey and wife, Marilyn A. Lipsey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leoncio Dominguez and wife, Amy Dominguez, hereinafter called the Grantees, their successors 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. 82, on the Map of Overhill City Land Company & W.H. Fox Subdivision, of record in Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to David T. Lipsey and wife, Marilyn A. Lipsey by deed from Juanita M. Peek, dated 06/13/05, recorded 06/28/05, of record in Instrument No. 20050628-0073869, 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.
>
> This property is unimproved property known as 223 Oriel Avenue, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 25th day of June, 2007.

David L. Lipsey

Marilyn A. Lipsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David L. Lipsey and Marilyn A. Lipsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of June, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN