Davidson County DEEDWARR
Recvd: 07/24/07 08:46 2 pgs
Fees:13.00 Taxes:580.90
20070724-0087544

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Francisco Lara and Waldina Lara 248 Bell Road Nashville, Tennessee 37217	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 150-01;1.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Gary C. Baker

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Francisco Lara Guerrero and wife, Maria T. Lara Ochoa ~~Guerrero~~ MLO

HEREINAFTER called the GRANTEE, his 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 270 on the Plan of Edge-O-Lake Estates, Section 1, as of record in Plat Book 10305, Page 593, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gary C. Baker by QuitClaim deed from Daniel Stanley of record in Instrument No. 20070228-0024995, Register's Office for Davidson County, Tennessee.

This is improved property known as **248 Bell Road, Nashville, Tennessee 37017.**

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 it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 13th day of June, 2007.

Gary C Baker
GARY C. BAKER

By Attorney in Fact:

C Sublett
CARRIE SUBLETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **GARY C. BAKER by his attorney in fact, CARRIE SUBLETT** , with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 13th day of June, 2007.

NOTARY PUBLIC
My Commission Expires:

TARA HAWLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $157,000.00.

AFFIANT

Sworn to and subscribed to before me this 13th day of July 2007.

TARA HAWLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

NOTARY PUBLIC

My Commission Expires: