Return to:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217
07-2074

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15195

Davidson County DEEDWARR
Recvd: 08/31/07 08:48 2 pgs
Fees:13.00 Taxes:288.60
20070831-0104703

Property Address:
3505 Albee Dr., Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ignacio Chavez-Garcia and wife, Melissa R. Chavez**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Equity Trust Company Custodian FBO, Brian Mullins IRA**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Lot No. 51, on the Plan of Chapelwood, Section 2, as shown by plat of record in Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Melvin Smith, a single man, dated May 4, 2006, and recorded May 9, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200605090054094.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 27th day of August, 2007.

Ignacio Chavez-Garcia {Seal}

Melissa R. Chavez {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 27th day of August, 2007, before me, the undersigned officer, personally appeared Ignacio Chavez-Garcia and wife, Melissa R. Chavez, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

KEVIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $78,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 27th of August, 2007.

HUGH B SHOULDERS JR STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 7-8-09 WILSON COUNTY

Notary Public

My Commission expires: 7/8/09

Name of Owner and Property Address:
Equity Trust Company Custodian FBO, Brian Mullins IRA
1030 Wilson Pike
Brentwood, TN 37027

Phone: (615) 376-4849

Person Or Entity Responsible For Payment Of Taxes:
Equity Trust Company Custodian FBO, Brian Mullins IRA
1030 Wilson Pk KF
Brentwood TN 37027

Phone: _____

Tax Parcel ID#: 086-06-0-007.00