20827-3
Box 14A

WARRANTY DEED Davidson County DEEDWARR Recvd: 09/07/07 08:38 2 pgs Fees:13.00 Taxes:499.50 20070907-0107358	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $135,000.00 Carlos Olvera Affiant Subscribed and Sworn to before me, this 4th day of September, 2007. Notary Public My commission expires: 3/22/09 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Carlos Olvera 613 Sue Drive Antioch, TN 37013	Bank of America, N.A. P.O. Box 17404 Baltimore, MD 21297-1404	MAP & PARCEL 16210009300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Teresa Wright and Catherine Gerald, beneficiaries of the Estate of James O. Collins, deceased,** and **Teresa Wright, Executrix of the Estate of James O. Collins, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Carlos Olvera and wife, Felipa Nerv Ramos,** hereinafter called the Grantee(s), 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 known as Lot No. 93 on the plan of Brook-View Estates, Section II, of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James O. Collins and wife, Irene E. Collins by deed from Larry D. Elliott and wife, Carolyn I. Elliott of record in Book 5166, page 568, Register's Office for Davidson County, Tennessee. The said Irene E. Collins having predeceased James O. Collins and the property vested in James O. Collins by estate by the entireties and the said James O. Collins having since died and Theresa Wright and Catherine Gerald being the beneficiaries of the property under the Will of James O. Collins of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 07P1316.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4460, Page 163, said Register's Office.

Subject to restrictions of record in Book 4689, Page 561, said Register's Office,

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 613 Sue Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 4th day of September, 2007.

Teresa Wright
Teresa Wright, individually and as Executrix of the Estate of James O. Collins

Teresa Wright Executrix
Teresa Wright, Executrix of the Estate of James O. Collins

Catherine Gerald
Catherine Gerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Wright, Catherine Gerald** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of September, 2007.

Phyllis Keenan
Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Wright, Executrix of the Estate of James O. Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of September, 2007.

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.