THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/17/07 14:51 2 pgs
Fees:13.00 Taxes:580.90
20070917-0111292

Address New Owner(s)
Alicia Murguia and Maria Murguia, both unmarried
207 Townes Drive
Nashville, Tennessee 37211

Send Tax Bills To:
Peoples Home Equity
4300 Sidco Drive, #200
Nashville, TN 37204

Map & Parcel Nos.:
162 06 0 159.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th day of August, 2007**, by and between **Ana Portillo**, party of the first part, and **Alicia Murguia and Maria Murguia, both unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FIFTY SEVEN THOUSAND AND 00/100 DOLLARS ($157,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

The following described property is located in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Fair Oaks, Section Two, of record in Plat Book 4460, Page 53, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ana Portillo, a single woman from Abraham P. Perez, unmarried Carl P. Nelson, unmarried by deed dated April 27, 2006, of record in Instrument No. 20060510-0054585 in the records for Davidson County, TN.

Being the same property conveyed to Carl P. Nelson, an unmarried man and Abraham P. Perez, an unmarried man from Kimberly H. Best and Husband, Jason A. Best by deed dated February 10, 2005, of record in Instrument No. 20050216-0017764 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ana Portillo

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ana Portillo** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **29th day of August, 2007**.

My commission expires: 1-3-11

Notary Public

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$157,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **29th day of August, 2007**.

PROPERTY ADDRESS:
207 Townes Drive
Nashville, TN 37211

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
November 22, 2008