Bk 34

THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/26/07 10:12 2 pgs
Fees:13.00 Taxes:388.50
20070926-0114621

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Ignacio Ventura Alcala 615 Neely's Bend Road Madison, TN 37115	New Owner	05202020400

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tim Norris, an unmarried man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ignacio Ventura Alcala,** hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 of Block A, on the Plan of Rainbow Terrace, a revised plan of which is of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Lot No. 12 fronts 50 feet on the Northerly side of Neely's Been Road, and runs back between parallel lines 200 feet to a dead line.

This property is hereby conveyed subject to a plan of record in Book 1130, Page 85, Register's Office for Davidson County, which shows an owner's certificate, a 30 foot minimum setback line from Neely's Bend Road; and a 10 foot easement for public utility purpose along the rear line of said lot.

Being the same property conveyed to Tim Norris from Terry H. Brown, an unmarried man, by Warranty Deed dated April 30, 2007 recorded May 16, 2007 in Instrument No. 20070516-0058517, Register's Office for Davidson County.

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 is improved property known as: 615 Neely's Bend Road, Madison, TN 37115

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 we do covenant with the said GRANTEE that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 24 day of September 2007.

Tim Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Norris with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and seal, this the 24 day of September 2007.

NOTARY PUBLIC

My Commission Expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me this the 24th day of September 2007.

NOTARY PUBLIC

My Commission Expires: 1/23/2010

LYNDA KAYE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.