Davidson County DEEDWARR
Recvd: 09/27/07 09:51 2 pgs
Fees:13.00 Taxes:292.30
20070927-0115209

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $79,000.00

Affiant

Subscribed and sworn to before me on this 26th day of September 2007.

Notary Public

My commission expires: MARCH 14, 2009

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES:

This instrument was prepared by:

Russell J. McCann
McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027

ADDRESS OF NEW OWNER:
Ricardo Guajardo & Leticia Guajardo
3904 Valley Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP 113-11-0
PARCEL 059.00

INSTALLMENT DEED

Joe McCallum and wife, Sue McCallum (the "Grantors") have bargained and sold and do hereby transfer and convey unto **Ricardo Guajardo and wife, Leticia Guajardo**, (the "Grantees") the property described below; said property was purchased by installments of the sum of Ten Thousand no/100 Dollars ($10,000) paid in cash on July 16, 2003, by the Grantees and a Promissory Note in the amount of Sixty-nine Thousand and No/100 Dollars ($69,000) which has this day been paid in full.

Said property being a parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Valley View Meadow Subdivision, Section 1, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Property is known as 3904 Valley Ridge Drive, Nashville, TN 37211
Map 133-11-0, Parcel 059.00

Being the same property conveyed to Joe McCallum and wife, Sue McCallum, by Special Warranty Deed, from AmSouth Bank, of record in Instrument No. 20030827-0124194, Dated July 16, 2003, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors hereto have hereunto set their signatures on this the 24th day of September, 2007.

Joe McCallum

Sue McCallum

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joe McCallum, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2007.

My commission expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Sue McCallum, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2007.

My commission expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009