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This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/01/07 10:40 2 pgs
Fees:13.00 Taxes:530.95
20071001-0116351

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of September, 2007, by and between Deanna Carvalho, unmarried, party of the first part, and Teresa DeJesus Tellez, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit No. 51-A on the Plan of Coral Country Villa Condominiums, Section Three, of Record in Book 5050, Page 48, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Deanna M. Carvalho, by virtue of that certain Quit Claim Deed dated October 18, 2005, at Instrument No. 20000112-0004197 in the Register's Office of Davidson County, Tennessee.

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

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 5011, Page 395; Book 5015, Page 251; Book 5124, Page 167; Book 5119, Page 749 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

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

Deanna M Carvalho

Deanna Carvalho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Deanna Carvalho and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2007.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires September 19, 2009

Notary Public

Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Teresa DeJesus Tellez

721 Albar Drive, Unit 51-A, Nashville, TN 37221

Tax Parcel No 142-09-0 A 063.00 CO

Property Address: 721 Albar Drive
Unit 51-A
Nashville, TN 37221

MAIL TAX BILLS TO: Taylor, Bean, and Whitaker

1417 North Magnolia Avenue
Ocala, FL 34475

Firm File #: 20070801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $143,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Teresa Tellez
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of September, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



MC