WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/07 08:13 2 pgs
Fees:13.00 Taxes:625.30

20071002-0116855

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $169,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28 DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02385 ROBLES NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Justo Robles and Melania Robles	Same	72-4-002.00
1344 Stratford Avenue		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN FREEMAN LOWERY, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JUSTO ROBLES, AND WIFE, MELANIA ROBLES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1344 Stratford Avenue, Nashville, TN 37216

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 My hand on the 27th day of September, 2007.

John Freeman Lowery
By: Fredna R. Ellis, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 27th day of September, 2007, before me personally appeared Fredna R. Ellis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **John Freeman Lowery** and acknowledged that she executed the same as the free act and deed of said **John Freeman Lowery**.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of September, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 201, 202, 203 ON THE PLAN OF INGLEWOOD, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON SURVEYOR, NOVEMBER 19, 1960, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY MARGIN OF STRATFORD AVENUE AT THE NORTHEAST CORNER OF THAT PART OF SAID LOT NO. 201, CONVEYED TO CHARLES M. LANKFORD, ET AL, BY DEED FROM ADVISORY BOARD, TENNESSEE DISTRICT, CHURCH OF THE NAZARENE, OF RECORD IN BOOK 1968, PAGE 307, SAID REGISTER'S OFFICE; THENCE WITH SAID LANKFORD'S ET AL, NORTHWESTERN BOUNDARY LINE SOUTH 42° 15' WEST 150 FEET; THENCE NORTH 51° 10' WEST 30 FEET; THENCE NORTH 42° 15' EAST 150 FEET TO THE SOUTHWESTERLY MARGIN OF SAID AVENUE; THENCE WITH SAME SOUTH 51° 10' EAST 30 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MYRTLE LANKFORD, AN UNDIVIDED 1/2 INTEREST AND JOHN FREEMAN LOWERY AND WIFE, EVELYN E. LOWERY, AN UNDIVIDED 1/2 INTEREST BY WARRANTY DEED FROM MYRTLE E. LANKFORD, JOHN FREEMAN LOWERY AND WIFE, EVELYN E. LOWERY, RECORDED ON THE 31ST DAY OF JANUARY, 1961 IN BOOK 3180, PAGE 35, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOHN FREEMAN LOWERY AND JOHN F. LOWERY ARE ONE AND THE SAME PERSON. EVELYN E. LOWERY AND EVELYN EVINS LOWERY ARE ONE AND THE SAME PERSON. MYRTLE LANKFORD AND EVELYN E. LOWERY NOW DECEASED..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of John Freeman Lowery pursuant to a power of attorney executed by the same on the 10/17/1995, and being filed for in Book 9830, Page 771, Register's Office for Davidson County, Tennessee.