Return to: B-5555
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/02/07 11:01 2 pgs
Fees:13.00 Taxes:510.23
20071102-0129448

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,900.00

Heather Lee
State of Tennessee Notary Public
Rutherford Co

Affiant

Subscribed and sworn to before me, this 31st day of October, 2007.

Heather Lee
Notary Public
My commission expires: 8-16-09

15-0710-151282

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael Lee Higgs	Volunteer Trust Mortgage Corp.	096-16-0 033.00
3333 Percy Priest Drive	301 South Perimeter Park Dr. #125	
Nashville TN 37214	Nashville, TN 37211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Earl R. Salazar and wife, Laura Salazar, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Lee Higgs and wife, Menda Elaine Higgs, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Hickory Bend, Section 5, of record in Book 3600, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Earl R. Salazar and wife, Laura Salazar by deed from Joanna M. Tarpley, now Bayers, a single person, dated August 9, 1991, recorded August 13, 1991, of record in Book 8419, Page 680, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 3333 Percy Priest Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 this 31st day of October, 2007.

Earl R. Salazar

Laura Salazar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Earl R. Salazar and Laura Salazar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of October, 2007.



State of Tennessee at Large

My Commission expires: 05/03/2010