(5)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/07 09:25 2 pgs
Fees:13.00 Taxes:551.30
20071120-0135733

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $149,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF NOVEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NORA M. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES SEPTEMBER 19, 2011

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02412 NAVARRO NM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Exaltasion Rayo Navarro and Camilo Navarro	Same	162-1-117.00
545 Roxanne Drive		
Antioch, TN 37013		

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,

JAVIER NAVARRO, AND WIFE, MARIA DEL CARMEN NAVARRO AND MARTIN NAVARRO, AND WIFE, IDALIA CALDERON

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

EXALTASION RAYO NAVARRO, A MARRIED WOMAN, AND CAMILO NAVARRO, A MARRIED MAN

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 545 Roxanne Drive, Antioch, TN 37013

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 Our hand on the 15th day of November, 2007.

Javier Navarro
Javier Navarro

Maria Del Carmen Navarro.
Maria Del Carmen Navarro

Martin Navarro
Martin Navarro

Idalia Calderon
Idalia Calderon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAVIER NAVARRO AND MARIA DEL CARMEN NAVARRO, AND MARTIN NAVARRO AND IDALIA CALDERON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of November, 2007.

Notary Public

My Commission Expires:

NORA M. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES SEPTEMBER 19, 2011

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 117, SECTION 2, BROOK-VIEW-ESTATES, as shown on plat of record in Plat Book 4460, Page 163, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Javier Navarro and wife, Maria del Carmen Navarro (as tenants by the entirety as to an undivided 1/2 interest, said interest being held as tenants in common as to the other tenants in common), Martin Navarro and wife, Idalia Calderon by Warranty Deed from Edward J. Taylor, an unmarried person, recorded on the 18th day of August, 2004 in Instrument No. 20040818-0099847, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.