NAME AND ADDRESS OF NEW OWNERS:
Luis Molina
2069 S. Graycroft Ave
Madison TN 37115

THIS INSTRUMENT PREPARED BY:
David W. Kious, Attorney
1535 W. Northfield Blvd., Ste. 16
Murfreesboro, TN. 37129

SEND TAX BILLS TO:
Same as new owner

Davidson County DEEDWARR
Recvd: 12/06/07 12:16 4 pgs
Fees:23.00 Taxes:407.00

20071206-0141359

WARRANTY DEED

WITH CO-ADMINISTRATRICES' QUITCLAIM

(Map/Parcel 051-02-0-019.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Rebecca C. Mahaffey and Robin D. Scianna-Smith** have bargained and sold and do hereby transfer and convey unto **Luis Molina and wife, Maria Molina**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Beginning at a point in the westerly margin of Graycroft Road and at a corner with W. J. Card (Book 3644, Page 27) said point being located 890 feet northerly from the north margin of Chadwell Drive at its intersection with said Graycroft Road; thence running on a course North 86 degrees 00 minutes West with the Card line and parallel to the northerly margin of said Chadwell Drive, 370.7 feet to a point; thence, with the southerly line of Denzil O. Forbes property (Deed Book 4234, Page 667), easterly South 86 degrees 00 minutes East, 370.2 feet to a point in the westerly margin of Graycroft Road; thence, South 2 degrees 23 minutes West, 130 feet to the point of beginning, containing 1.14 acres, more or less.

Being the same property conveyed to Clara Loretta Sharp, an unmarried person by Quitclaim Deed dated February 15, 2001 of record in Instrument No. 20010216-0015023, Register's Office for Davidson County, Tennessee. The said Clara Loretta Sharp died intestate on September 14, 2007, leaving Rebecca C. Mahaffey and Robin D. Scianna-Smith her sole heirs at law as evidenced by Petition For Letters of Administration filed as Docket Number 07P-1508, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Right of Way for Graycroft Avenue, as much as therein may lie.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2007 real property taxes which will be prorated at closing and payment assumed by the grantor.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Rebecca C. Mahaffey and Robin D. Scianna-Smith, Co-Administratrices of the Estate of Clara Loretta Sharp, hereby quitclaim any and all interest of the estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 21st day of November, 2007.

R. Mahaffey
Rebecca C. Mahaffey, individually

R. Mahaffey
Rebecca C. Mahaffey, Co-Administratrix of the Estate of Clara Loretta Sharp

Robin D. Scianna-Smith, individually

Robin D. Scianna-Smith, Co-Administratrix of the Estate of Clara Loretta Sharp

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~RUTHERFORD~~ Los Angeles) :ss

On this the 20TH day of November, 2007, before me personally appeared Rebecca C. Mahaffey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Rebecca C. Mahaffey and R. Mahaffey are one in the same person.

WITNESS MY HAND, at my office, this 20TH day of November, 2007.

My Commission Expires:
May 11, 2011

Kenneth Byrd
NOTARY PUBLIC

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~RUTHERFORD~~ Los Angeles) :ss

KENNETH TYRONE BYRD
COMM. # 1744595
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAY 11, 2011

On this the 20TH day of November, 2007, before me personally appeared Rebecca C. Mahaffey, Co-Administratrix of the Estate of Clara Loretta Sharp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as such Co-Administratrix executed the foregoing instrument for the purposes therein contained.

Rebecca C. Mahaffey and R. Mahaffey are one in the same person.

WITNESS MY HAND, at my office, this 20TH day of November, 2007.

My Commission Expires:
May 11, 2011

Kenneth Byrd
NOTARY PUBLIC

KENNETH TYRONE BYRD
COMM. # 1744595
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAY 11, 2011

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Rebecca C. Mahaffey and Robin D. Scianna-Smith, Co-Administratrices of the Estate of Clara Loretta Sharp, hereby quitclaim any and all interest of the estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 21st day of November, 2007.

_____

Rebecca C. Mahaffey, individually

_____

Rebecca C. Mahaffey, Co-Administratrix of the Estate of Clara Loretta Sharp

Robin D. Scianna-Smith

Robin D. Scianna-Smith, individually

Robin D. Scianna-Smith, Co-Administratrix

Robin D. Scianna-Smith, Co-Administratrix of the Estate of Clara Loretta Sharp

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the _____ day of November, 2007, before me personally appeared Rebecca C. Mahaffey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at my office, this _____ day of November, 2007.

My Commission Expires:

_____ _____
NOTARY PUBLIC

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the _____ day of November, 2007, before me personally appeared Rebecca C. Mahaffey, Co-Administratrix of the Estate of Clara Loretta Sharp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as such Co-Administratrix executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at my office, this _____ day of November, 2007.

My Commission Expires:

_____ _____
NOTARY PUBLIC

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the 21st day of November, 2007, before me personally appeared Robin D. Scianna-Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at my office, this 21st day of November, 2007.

My Commission Expires:
1/19/10

NOTARY PUBLIC

DONNA F. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the 21st day of November, 2007, before me personally appeared Robin D. Scianna-Smith, Co-Administratrix of the Estate of Clara Loretta Sharp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as such Co-Administratrix executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at my office, this 21st day of November, 2007.

My Commission Expires:
1/19/10

NOTARY PUBLIC

DONNA F. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
:ss
COUNTY OF Rutherford)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of November, 2007.

My Commission Expires:
5/16/08

NOTARY PUBLIC

Rebecca A. Dabda State of Tennessee Notary Public Fayette County