RT 5242
RETURN TO
THIS INSTRUMENT PREPARED BY:

Resource Title Agency of Tennessee, LLC

3931 Gallatin Pike

Nashville, Tennessee 37216

Address New Owner(s)
Amparo Balderas
320 Welch Road Apt. R2
Nashville TN 37211
Send Tax Bills To:
SAME AS NEW OWNER

Davidson County DEEDWARR
Recvd: 12/28/07 10:43 2 pgs
Fees:13.00 Taxes:88.80
20071228-0148335

Map & Parcel Nos.:
133-15-0-A-104.00-CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 21st **day of December, 2007**, by and between **Sheila D Barnard**, unmarried, party of the first part, and **Amparo Balderas**, unmarried party of the second part,

WITNESSETH: That for and in consideration of **TWENTY FOUR THOUSAND AND 00/100 DOLLARS ($24,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Unit R-2, of Pagoda condominium created under Title 66, Chapter 27, Section 101 et seg., as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Sheila D. Barnard by Warranty Deed from Donald W. Wood and wife, Crystal T. Wood, dated April 16, 2004 and recorded on September 20, 2004 in Instrument No. 20040920-0113083, Register's Office for Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

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

Sheila D. Barnard

Sheila D Barnard

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sheila D Barnard** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21st **day of** December, 2007.

My commission expires: 3-20-10

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$24,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 21st **day of** December, 2007.

PROPERTY ADDRESS:
320 Welch Road Apt. R2
Nashville, TN 37211