Bk 34

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/08 08:34 2 pgs
Fees:13.00 Taxes:373.70

20080122-0006104

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

J. Pablo A.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January 2008

MARK R. SHARBER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.
My Commission Expires DEC. 27, 2009

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Juan P. Aguirre (NAME) | New South Federal Savings Bank (NAME) | MAP: 149-09 |
| 4745 Apollo Drive (ADDRESS) | 210 Automation Way, MSN #49730 (ADDRESS) | PARCEL: 158.00 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Birmingham, AL 35210 (CITY) (STATE) (ZIP) | |

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan P. Aguirre

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

Being Lot No. 193 on the Plan of Barclay Square, Section 3, of record in Book 4675, Page 154, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 193 fronts 53.17 feet on the westerly margin of Apollo Drive and extends back 171.27 feet on the broken southerly line(s) and 160.63 feet on the northerly line to a broken line in the rear, measuring 72.55 feet thereon.

For source of title reference is made to Instrument Number 20040130-0011538, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Subject to restrictions filed of record in Book 4892, Page 490, Register's Office for Davidson County, TN.

Guadalupe Gonzalez, wife of Alberto Aguirre-Arietta, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

unimproved ( )
This is improved ( X ) property, known as 4745 Apollo Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 18th day of January 2008

Alberto Aguirre

Alberto Aguirre-Arietta

Guadalupe GL

Guadalupe Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alberto Aguirre-Arietta and wife, Guadalupe Gonzalez

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 Nashville, Tennessee, this 18th day of January, 2008.

Commission expires

Notary Public

MARY R. SALYERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires DEC. 27, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public