WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of June, 2007, by and between **PAUL N. JEBBIA, TRUSTEE OF THE TRISHA JEAN JEBBIA TRUST,** party of the first part, and **TRISHA QUEZADA, A MARRIED PERSON** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed 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 the County of Davidson, State of Tennessee:

UNIT C, PLAN OF CLAYTON PLACE CONDOMINIUMS as shown on Master Deed of record in Instrument No. 20001026-0106312, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded in Instrument No. 20060607-0067390, in the 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, their heirs 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 they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on Master Deed of record at Instrument No. 20001026-0106312 and Attorney's Certificate at Instrument No. 20001026-0106313; Charter of Clayton Place Homeowner's Association at Instrument No. 20001026-0106311 all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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.

Paul N. Jebbia, Trustee

PAUL N. JEBBIA, TRUSTEE

Davidson County DEEDWARR
Recvd: 03/06/08 13:34 3 pgs
Fees:18.00 Taxes:1637.25

20080306-0022732

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **PAUL N. JEBBIA, TRUSTEE,** ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11 day of June, 2007.

Notary Public

My commission expires:
June 29, 2009

CORICE LAING
Commission # 1593157
Notary Public - California
Los Angeles County
My Comm. Expires Jun 29, 2009

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this _____ day of _____, 2007.

Notary Public

My commission expires:

_____

STATE OF TN

COUNTY OF Williamson

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 $ 442,500.00, 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 the 4th day of March, 2007. 2008

Notary Public

My commission expires:
9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

1519 CLAYTON AVE
NASHVILLE, TN 37212

MAIL TAX NOTICES TO:

new owner

NAME AND ADDRESS OF PROPERTY OWNERS:

Trisha Quezada
1519 ~~XXX~~ Clayton AVe
Nahville, TN 37212

TAX PARCEL NO.: 117-08-0C-002.00 CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Lehman