This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Luis Alva
5859 Hickory Road
Lebanon, Tennessee 37090

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 03/10/08 14:57 3 pgs
Fees:18.00 Taxes:92.50
20080310-0024141

SEND TAX BILL TO:
Owner

MAP **148-00-0**
GROUP
PARCEL **124.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jose Manuel Marin and Jose M. Olvera** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Luis Alva**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Tract No. 2
Land in the Second, formerly the Fifth Civil District of Davidson county, Tennessee, described according to a survey made by J. B. Fowlkees, April 1947, as follows:

Beginning at an iron pin in the northeasterly line of the charter right of way of the Nashville, Chattanooga & St. Louis Railroad, said iron pin lying in the northwesterly margin an unnamed avenue, said northwesterly margin being the northwesterly line of the property conveyed to J. N. Dunn by deed from Annie smith and husband, as of record in Book 261, page 504, Register's Office for said County; thence with the northwesterly margin of said avenue and containing with the A. M. Jacobs westerly line North 45 degrees 35 minutes 183 feet to an iron pin in the westerly line of the Tim Johnson heirs' property; thence with the westerly line of the Johnson heirs' property North 19 degrees 80 minutes East 87.5 feet to a point near the corner of a rock wall, said point lying in the southerly line of Mrs. John Payne heirs' property; thence with the southerly line of the Payne heirs' property North 44 degrees 10 minutes West 351.45 feet to an iron pin at the inner corner of the Payne heirs' property; thence with an inner easterly line of the Payne heirs' property South 40 degrees 15 minutes West 208 feet more or less, to the northeasterly line of said chartered right of way; thence with the northeasterly line of said chartered right of way South 35 degrees 48 minutes East 327 feet to the point of beginning, containing approximately 2 acres.

Being the same property conveyed to Jose Manuel Marin and Jose Macario Olvera by deed from Amended Decree for Redemption July 27, 2007 and filed for record in Instrument No. 20080303-0021005, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4867 Payne Road, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2008, a lien not yet due and payable. Map 148-00-0, Parcel 124.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2008 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

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, his heirs and assigns, forever; and,

Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6th day of March, 2008.

Jose M. Marin

Jose Manuel Marin

Jose M Olvera

Jose M. Olvera

\STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jose Manuel Marin and Jose M. Olvera**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of March, 2008.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of March, 2008.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

