Davidson County DEEDWARR
Recvd: 03/17/08 11:53 2 pgs
Fees:13.00 Taxes:476.38

20080317-0026544

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$128,750.00** (One Hundred Twenty Eight Thousand Seven Hundred Fifty).

AFFIANT

Subscribed to and sworn before me this 5th day of March, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

La Trece McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

BOX 13
14125

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hugo Aguiar Otero and Gloria Garcia Penate 95 South Graycroft Avenue Madison,TN 37115	SunTrust Mortgage, Inc. 401 Commerce Street, Ste 6100 Nashville, TN 37219	042-11-0-061.00

WARRANTY DEED

FOR AND IN 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, I/WE, **LAVERNE J. CLINARD HUGHES AND HUSBAND ORVILLE M. HUGHES,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HUGO AGUIAR OTERO AND GLORIA GARCIA PENATE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: husband and wife,

Land lying and being in the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract known as part of Block "C", on the unrecorded Map of Marthonna, and as described according to a survey by Harvey Gee, dated 12/11/50; property as described in Deed Book 8217, page 65, and further described according to a survey by Wright & Associates, dated November 18, 1990, as follows:
Beginning at a point in the easterly margin of South Graycroft Road, said point being 200 feet south of the center line of Old Hickory Boulevard and being the northwest corner of the herein described tract; thence S 87 degrees 15 minutes E, 270.7 feet to a point; thence S 2 degrees 45 minutes W, 100 feet to a point; thence N 87 degrees 15 minutes W, 270.7 feet to a point in the easterly margin of South Graycroft Road; thence along said South Graycroft Road, N 2 degrees 45 minutes E, 100 feet to the point of beginning.

Being the same property conveyed to James P. Clinard and wife, LaVerne J. Clinard by Deed of record in Book 9631, Page 906, Register's Office for Davidson County, Tennessee. James P. Clinard having since died April 19, 1998, a resident of Davidson County, Tennessee and being survived by his spouse, LaVerne J. Clinard. LaVerne J. Clinard having since married now known as LaVerne J. Clinard Hughes.

Orville M. Hughes, spouse of LaVerne J. Clinard Hughes, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **95 SOUTH GRAYCROFT AVENUE** **MADISON,TN37115**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2008

WITNESS, this 5th day of March, 2008

LaVerne J. Clinard Hughes

Orville M. Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of March, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LaVerne J. Clinard Hughes and Orville M. Hughes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of March, 2008.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

LTSR Number:

GTE File: 2008