PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
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W & I Ref:(dm) Title No: 49270
Dav. Co. File: Box 8

Return To:
W.G Weaver Title & Escrow
5214 Maryland Way
Suite 208
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/28/08 11:18 2 pgs
Fees:13.00 Taxes:369.63
20080328-0031302

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Arturo Aranda 91 Elberta Street Nashville, Tennessee 37210	SunTrust Mortgage, Inc. 1001 Semmes Ave. Richmond, VA 23224

TAX MAP-PARCEL NUMBERS: ~~119060076.00~~ 119-06-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$99,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victoria D. Johnson , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arturo Aranda ,an unmarried person** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County Tennessee, being Lot No. 5 on the Plan of Sterling Subdivision of record in Book 1424, page 97 Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the southerly margin of Elberta Street and extends back between parallel lines 160 feet to a dead line in the rear.

Being the same property conveyed to Victoria D. Johnson, unmarried by deed from James M. Worth and wife, Janet H. Worth dated May 26, 2004 and recorded on May 28, 2004 of record in Doc. No. 20040528-0063145, re-recorded in Doc. No. 20040716-0084935, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 97, said Register's Office, which Plan shows a 30 foot minimum building setback line from Elberta Street and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 91 Elberta Street, Nashville, Tennessee 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of March, 2008.

Victoria D. Johnson

State of TENNESSEE

County of DAVIDSON

On this 21st day of March, 2008 , before me the undersigned authority, personally appeared Victoria D. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $99,900.00

Affiant

Sworn and subscribed before me this the 21st day of March, 2008

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.