WARRANTY DEED

RW-08-7020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires April 17, 2010

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Stein	new owner	
7020 Wild Iris Drive (ADDRESS)	(NAME)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	142-15-E-6.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LARRY JOE MADDEN AND WIFE, REBECCA ANN MADDEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH STEIN AND SERGIO AGUILARA, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 6, WILDFLOWER PLACE, as shown on plat of record in Plat Book 9700, Page 444, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Larry Joe Madden and wife, Rebecca Ann Madden by Warranty Deed from French River Development, recorded on the 17th day of August, 1999 in Book 11622, Page 65, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 9700, Page 444, Surveyor's Certificate of Correction recorded in Book 10368, Page 498; Book 10395, Page 316 and Book 10842, Page 1; Book 10841, Page 990 and Book 9981, Page 190, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7020 Wild Iris Drive, Nashville, Tennessee 37221
(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 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. 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/our hand(s) this 31st day of March, 2008.

Larry Joe Madden

Rebecca Ann Madden

Davidson County DEEDWARR
Recvd: 04/01/08 09:29 2 pgs
Fees:13.00 Taxes:1078.55

20080401-0032385

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Joe Madden and Rebecca Ann Madden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2008.

Notary Public

My Commission Expires:

(SEAL)

COMMISSION EXPIRES 01/03/2011



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530