PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 04/02/08 14:25 2 pgs
Fees:13.00 Taxes:328.93
20080402-0033296

W & I Ref:( __gj__ ) Title No: 49274
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Javier Bahena Mendez<br><br>61 Peachtree Street<br>Nashville, Tennessee 37210 | U.S. Bank N.A.<br>4801 Frederica Street<br>Owensboro, Kentucky 42301 |

**TAX MAP-PARCEL NUMBERS:** 11906015000

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$88,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sandra K. Riley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Javier Bahena Mendez** 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. 73 on the Plan of Sterling Heights, Section Three of record in Book 1424, page 113, Register's Office for said County.

Said Lot No. 73 fronts 75 feet on the southerly margin of Peachtree Street and extends back between parallel lines 160 feet to a dead line in the rear.

Being the same property conveyed to Sandra K. Riley, unmarried by deed from David Russell Bellar, Executor, dated February 26, 1993 and recorded on March 5, 1993 of record in Book 8881, page 314, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book in Book 1424, page 113, said Register's Office, which Plan shows 40 foot minimum building set back line from Peachtree Street and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

**This is improved property, known as: 61 Peachtree 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 31st day of March, 2008.

Sandra K. Riley

**State of** TENNESSEE

**County of** DAVIDSON

On this 31st day of March, 2008 , before me the undersigned authority, personally appeared Sandra K. Riley, 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.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**My Commission Expires May 2, 2011**

**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 $88,900.00

Javier Bathena mendez
Affiant

Sworn and subscribed before me this the 31st day of March, 2008

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**My Commission Expires May 2, 2011**