This instrument was prepared by:

20B

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008040033

Davidson County DEEDWARR
Recvd: 04/24/08 09:54 3 pgs
Fees:18.00 Taxes:506.90
20080424-0041842

PLEASE RETURN TO:
AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$137,000.00**

Sworn to and subscribed before me this 17th day of April, 2008.

Elaine P. Williamson
Affiant

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Doris Coley
Notary Public

My Commission Expires: 9/21/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Alberto Alvarez 1136 Due West Avenue North Madison, TN 37115	Countrywide Bank, FSB 1199 North Fairfax St., Ste 500 Alexandria, VA 22314	05004000200

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Les Leverett, Bob Jenkins, Ray Powell, and L.S. Williams, Successor Trustees of Dickerson Road Baptist Church**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alberto Alvarez, and wife, Carmen Romero**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of the Subdivision of the Cunniff Homeplace, not of record and located in the 11th Civil District of said County, and part of an unnumbered tract lying west of said Lot No. 4 and described according to a survey made by T. R. Sanford, Surveyor, dated August 12, 1960, as follows:

Beginning at a point in the north margin of Due West Avenue, 32 feet west of the southwest corner of Lot 4, being 223.84 feet east of the easterly margin of Dickerson Pike; thence northerly parallel to the west line of Lot 4, North 10 deg. 49' East 310.64 feet to a point; thence N 88 deg. 30' West 103.73 feet to a point; thence North 7 deg. 26' East 165 feet to a point; thence South 88 deg. 41' East 240 feet more or less to a point 8 feet more or less west of the corner of Lots 3 and 4 of said Subdivision above referred to; thence with a line parallel to and 8 feet west of the line between Lots 3 and 4, southerly 497.33 feet to a point in the north margin of Due West Avenue; thence with the margin of the same, North 79 deg. 14' West 124 feet to the point of beginning. Description taken from re-recorded deed of record in Book 4310, Page 672, said Register's Office.

Being the same property conveyed to Bill LaFever, Dewey Moore, R. H. Entrekin, Price Goodman, Ralph Randolph and Marlin Hawkins, Trustees of Dickerson Road Baptist Church, by deed from M. M. Cunniff and wife, Hattie B. Cunniff, of record in Book 4307, Page 668, and re-recorded in Book 4310, Page 672, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **1136 Due West Avenue North, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever: and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of April, 2008.

Les Leverette, Trustee

Bob Jenkins, Trustee

Ray Powell, Trustee

L. S. Williams, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Les Leverett, Bob Jenkins, Ray Powell and L.S. Williams, Successor Trustees of Dickerson Road Baptist Church,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2008.

Kathy J Byers
Notary Public

My Commission Expires: 9/19/2009

