Davidson County DEEDWARR
Recvd: 05/02/08 14:05 2 pgs
Fees:13.00 Taxes:444.00
20080502-0045343

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $120,000.00

Affiant

Subscribed and Sworn to me, this 30th day of April, 2008.

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:
11/24/09

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Raul Aviles 2401 HASKELL DRIVE Antioch, TN 37013	Regions Bank d/b/a Regions Mortgage Dept. 2520 PO Box 2153 Birmingham, AL 35287-2520	MAP & PARCEL 14816002800

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Larry R. Mahler, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Raul Aviles and wife, Ermelinda Aviles**, 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:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Debra Heights, Section II, of record in Book 3700, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry R. Mahler by deed from Janet L Smith a/k/a/ Janet Lyn Smith of record in Instrument No. 20060824-0104541, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, Page 39, said Register's Office.

Subject to restrictions of record in Book 3949, Page 404 , said Register's Office.

This is (x) improved ( ) unimproved property known as 833 Irma Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 30th day of April, 2008.

Larry R. Mahler

Larry R. Mahler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry R. Mahler** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2008.

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/24/09