Record & Return:

Affordable Closings, LLC
211 Donelson Pike, Suite 213
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/02/08 08:58 2 pg
Fees:13.00 Taxes:466.20

20080702-0068148

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Steve m Beshara
Affiant

Subscribed and sworn to before me, this 30TH DAY OF JUNE, 2008.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2-24-09

(AFFIX SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana I. Beshara and Dolmecia I. Beshara	SunTrust Mortgage	176-5-29
4484 LaVergne Couchville Pk (ADDRESS)	1001 Semmes Ave (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Alberto Aguirre and Esmeralda Robles Aguirre, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Diana I. Beshara and Dolmecia I. Beshara, hereinafter called the Grantees, 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 NO. 9, FINAL PLAT HICKORY WOODS, SECTION A, AS OF RECORD IN PLAT BOOK 6900, PAGE 511, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

* BEING THE SAME PROPERTY CONVEYED TO AARON B. HOLLADAY AND CARRIE Y. HOLLADAY, HUSBAND AND WIFE, BY DEED OF RECORD IN BOOK 10124, PAGE 969, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4484 Lavergne Couchville Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* Since being conveyed to Alberto Aguirre and Esmeralda Robles Aguirre by deed of record in Instrument#20040826-0103399, Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 30th day of June, 2008.

Alberto Aguirre

Esmeralda Robles A.
Esmeralda Robles Aguirre

STATE OF Tennessee

WARRANTY DEED
(Continued)

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Alberto Aguirre and Esmeralda Robles Aquirre personally appeared before me this 30th day of June, 2008, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of June, 2008.

Connie Hooper

Notary Public

My Commission Expires: 2/24/2009

(SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

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