When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

~~RECORD AND RETURN TO,~~
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45747

WARRANTY DEED

L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR ~~VALUE~~,
WHICHEVER IS GREATER, ~~FOR~~ THIS TRANSFER IS
$182,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE
27th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Janke	Suntrust Mortgage, Inc.	08314018200
1622 Fatherland Street	401 Commerce St. Ste. 5400	
Nashville, TN. 37206	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Giachery Lizarraga and wife, Holley M. Seals-Lizarraga

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Janke

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 83 on the map of Lindsley Subdivision, of the Chadwell Tract of record in Plan Book No. 2, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Giachery Lizarraga and wife, Holley M. Seals-Lizarraga by deed from John M. Polly and wife, Cecilia M. Polly of record in Book 11698, page 549, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1622 Fatherland Street, Nashville, TN 37206

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 27th day of June, 2008

Giachery Lizarraga

Holley Seals-Lizarraga By: Giachery Lizarraga Atty in Fact

Holley M. Seals-Lizarraga
By: Giachery Lizarraga, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 07/07/08 14:13 2 pg
Fees:13.00 Taxes:675.25

20080707-0069856

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Giachery Lizarraga, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2008

Notary Public

My Commission Expires: 7/24/2010

STATE OF TE NNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, GIACHERY LIZARRAGA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-fact for HOLLEY M. SEALS-LIZARRAGA, the bargainor, and that he as such Attorney-in-Fact, executed the within Warranty deed by signing the name of HOLLEY M. SEALS-LIZARRAGA, as her free act and deed.

WITNESS my hand and official seal this 27th day of June, 2008.

Notary Public

My Commission Expires: 7/24/2010