Davidson County DEEDWARR
Recvd: 09/18/08 11:01 2 pg
Fees:13.00 Taxes:425.50
20080918-0095313

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Raymond J. Blair and Jody Lynn Blair, Grantors
TO: Jose M. Miranda Gonzalez, Rocio Miranda, Ismael Miranda and Marlene Miranda, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Jose M. Miranda Gonzalez, et ux. 137 Ocala Drive Antioch, TN 37013	Same as Owner	162-06-0-365.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $115,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of April, 2008.

My Commission Expires: 5/24/08

NOTARY PUBLIC

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 consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Raymond J. Blair and wife, Jody Lynn Blair**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jose M. Miranda Gonzalez, Rocio Miranda, Ismael Miranda and Marlene Miranda, as tenants in common**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Bess Estates, Section 1, of record in Book 4460, page 154, Register's Office for said County.

Said Lot No. 49, being a corner lot, has frontages of 55.00 feet on the southerly side of Ocala Drive and 132.28 feet on the easterly side of an unnamed street connected by a 25 foot radius curve with length 39.27 feet and runs back 120.00 feet on the easterly line and 63.38 feet on the southerly line to a point at the year.

BEING the same property conveyed to Raymond J. Blair and Jody Lynn Blair by warranty deed, recorded November 5, 2001 in Instrument No. 20011105-0121219, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 137 Ocala Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 29th day of April, 2008.

"GRANTORS"

Raymond J. Blair

Jody Lynn Blair

Jody Lynn Blair

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Raymond J. Blair and Jody Lynn Blair, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin Tennessee this 29th day of April, 2008.

My commission expires: May 3, 2011

Notary Public

{Seal}

GLENDA F. MARSHALL • NOTARY PUBLIC AT LARGE • WILLIAMSON CO., TENN.