Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September 2008.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 10/02/08 15:19 2 pg
Fees:13.00 Taxes:240.50
20081002-0100448

Address of New Owner:	Send Tax Bills to:	Tax Information
Pedro Lisandro Torres	Regions Mortgage	07104006100
2520 Jones Avenue	601 S Court	
Nashville, TN 37207	Montgomery, AL 36104	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pedro Reyes,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Pedro Lisandro Torres, unmarried,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 320, SECTION II, JOYWOOD HEIGHTS, as shown on plat of record in Plat Book 1130, Pages 92 and 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Pedro Reyes by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. recorded on the 24th day of August, 2004 in Instrument No. 20040824-0102224, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2520 Jones Avenue, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WITNESS my hand this the 25th day of September, 2008.

Pedro Reyes

** THIS PROPERTY HAS BEEN USED FOR INVESTMENT PURPOSES ONLY AND HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pedro Reyes and Deanna Reyes**, the bargainor(s), 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 and official seal at Franklin, Tennessee, this the 25th day of September, 2008.

Notary Public

My Commission expires: _____

FILE NO: 2008090949

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds