Return To:
Commonwealth Title Agency
of Nashville, Inc.
101 Elmore Avenue
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 11/12/08 08:52 3 pgs
Fees:18.00 Taxes:280.86
20081112-0111732

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of November, 2008, by and between ALAN MESHKIN, hereinafter called Grantor, and JOSE VICTOR AGUILAR and ANA ELOISA SORIA TORRES DE AGUILAR, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ALAN MESHKIN, as Grantor, does hereby bargain, sell, transfer and convey unto JOSE VICTOR AGUILAR and ANA ELOISA SORIA TORRES DE AGUILAR, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 116 DOUGLAS STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTOR further covenants that the herein described property is not the residence of the Grantor or his spouse and his spouse has no interest WHATSOEVER in the subject property.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER(S):

Alan Meshkin

ALAN MESHKIN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public of said County and State, ALAN MESHKIN, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, on this the 3rd day of November, 2008.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

Name and Address of Property Owner:

JOSE VICTOR AGUILAR and ANA ELOISA SORIA TORRES DE AGUILAR

2228 GOLDEN OAK PLACE
MADISON, TN 37115

Property Address:

116 DOUGLAS STREET, MADISON, TN 37115

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 42-16, PARCEL 66.00

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $75907.36, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of November, 2008.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115 08-8218

# EXHIBIT 'A'

Land located in Davidson County, Tennessee, being Lot No. 5 on the Plan of the Subdivision of the N.V. Cox Home Place, as of record in Plat Book 3, page 24, Chancery Court, and described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, August 22, 1959, as follows:

Said Lot No. 5 fronts 50 feet on the westerly side of Douglas Street and runs back between lines 214 feet, more or less, on the north line and 217.5 feet on the southerly line to a dead line on which it measure 50 feet.

Being the same property conveyed to ALAN MESHKIN, by Deed from YADOLLAH KAFIFARSHAH, of record in Instrument No. 20010911-0098596, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2009 and subsequent years, A LIEN, not yet due and payable (MAP 42-16, PARCEL 66.00).
2. All matters as set forth on the Plan of record in Plat Book 3, page 24, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. RIGHT OF WAY FOR HIGHWAY PURPOSES to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4854, page 496, said Register's Office.