BILL GARRETT, Davidson County
Trans:T20090020584 DEEDWARR
Recvd: 03/30/09 10:14 2 pgs
Fees:13.00 Taxes:477.30
20090330-0028140

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of March, 2009, by and between William D Gifford, married, party of the first part, and Silvia Ibarra, unmarried, and Silvia Flores, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 23 on the Plan of Cheyenne Trace, as of record in Plat Book 7900, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to William D. Gifford at Deed Book 20080915-0094016, dated September 3, 2008, in the said Register's Office, previously conveyed to Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee, by virtue of that certain Substitute Trustee's Deed dated March 27, 2008, at Instrument No. 20080403-0033713 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Lawrence Scott Wright and Paula Renee Wright at Deed Book 8533, Page 112, dated January 17, 1992, in the said Register's Office.

Seller warrants that he has never occupied this property as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 8060, Page 765; Book 8261, Page 257 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

William D. Gifford

William D Gifford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, William D Gifford, with whom I am personally acquainted, or

proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of March, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address:	Silvia Ibarra and Silvia Flores 904 Cheyenne Trace Court Madison, TN 37115
Tax Parcel No	053050A02300CO
Property Address:	904 Cheyenne Trace Madison, TN 37115
MAIL TAX BILLS TO:	Regions Bank PO Box 2153 **Birmingham, AL 35287-2520**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $129,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Silvia Ibarra
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009