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This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
John Vaca, Sr., John Vaca, Jr.
and Martina Vaca
1002 Meridian Street
Nashville, TN 37207

MAP: 082030
PARCEL:
GROUP: 233.00

BILL GARRETT, Davidson County
Trans:T20090020748 DEEDWARR
Recvd: 03/30/09 14:25 2 pgs
Fees:13.00 Taxes:447.33
20090330-0028407

WARRANTY DEED

THIS INDENTURE, made this 19th day of March, 2009 between

Julie M. Story

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

John Vaca, Sr., John Vaca, Jr. and Martina Vaca
as Tenants in Common with Right of Survivorship

of Robertson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Robertson County, Tennessee, to wit:

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

Being the South 40 feet o Lot No. 48 and the North 10 feet of Lot No. 47 on the Plan of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, and being more fully described according to survey by John Kohl dated October 1, 1976, as follows:

Said lot fronts the Westerly margin of Meridian Street 50 feet and runs back between parallel lines which measure 137 1/2 feet to a dead line in the rear which measures 50 feet.

Being the same property conveyed to Julie M. Story, unmarried, by Warranty Deed dated October 3, 2008 from James R. Williams and Marilyn D. Williams and recorded in Instrument No. 20081008-0102173, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2009 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and

defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Julie M. Story

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Julie M. Story, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of March, 2009.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $120,900.00.

Affiant

Sworn to and subscribed before me, this 19th day of March, 2009.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY