WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

+Maria Santos Reyes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 2009

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dilcia Izaguirre (NAME)	New South Federal Savings Bank (NAME)	043 11 0 029.00
213 McArthur Drive (ADDRESS)	210 Automation Way, MSN 49730 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Maria Santos Reyes, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dilcia Izaguirre, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71, on the Subdivision of Lots Nos. 70 and 71, Block Thirteen of the Anderson Estates, a plat of which is of record as Instrument No. 20051108-0135109 in the Register's Office for Davidson County, Tennessee (erroneously referred to as Instrument no. 20058-306G-04 in prior deed), which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Maria Santos Reyes by Warranty Deed from Pedro Reyes and Deanna R. Reyes dated April 26, 2006 of record as Instrument No. 20060502-0050148 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS AND SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the Plat of Subdivision of Lots 70 and 71, Block 13, Anderson Estates of record as Instrument No. 20051108-0135109 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090023480 DEEDWARR
Recvd: 04/08/09 12:02 2 pgs
Fees:13.00 Taxes:333.00
20090408-0032158

unimproved ( )
This is improved (X) property, known as 213 McArthur Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness my my hand this 30th day of March 2009

+Maria Santos Reyes.
Maria Santos Reyes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria Santos Reyes

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of March, 2009.

Commission expires 3-20-10

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public