PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 26TH day of March, 2009, by and between FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST, AND FRANK L. WALDEN, TRUSTEE OF THE LOURIE E. WALDEN REVOCABLE LIVING TRUST, hereinafter called Grantors, and JORGE IBARRA and YESENIA IBARRA, 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, FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST, AND FRANK L. WALDEN, TRUSTEE OF THE LOURIE E. WALDEN REVOCABLE LIVING TRUST, as Grantors, do hereby bargain, sell, transfer and convey unto JORGE IBARRA and YESENIA IBARRA, 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 Grantors 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 307 HARRIS STREET, MADISON, TENNESSEE 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 Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, assigns, representatives and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

FRANK L. WALDEN, TRUSTEE OF
THE FRANK L. WALDEN REVOCABLE
LIVING TRUST
BY: Frank L Walden Trustee
FRANK L. WALDEN, TRUSTEE

FRANK L. WALDEN, TRUSTEE OF
THE LOURIE E. WALDEN REVOCABLE
LIVING TRUST
BY: Frank L Walden Trustee
FRANK L. WALDEN, TRUSTEE

BILL GARRETT, Davidson County
Trans:T20090024919 DEEDWARR
Recvd: 04/15/09 14:08 3 pgs
Fees:18.00 Taxes:222.00
20090415-0034257

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST AND FRANK L. WALDEN, TRUSTEE OF THE LOURIE E. WALDEN REVOCABLE LIVING TRUST, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, **Tennessee, on this the** 26 **day of March, 2009.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

Name and Address of Property Owner:

JORGE IBARRA and YESENIA IBARRA

307 HARRIS STREET
MADISON, TENNESSEE 37115

Property Address:

307 HARRIS STREET, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 52.01, PARCEL 4.00

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 **$60000.00** 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 26 day of **March, 2009.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ~~MY COMMISSION EXPIRES~~ May 08, 2012

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 09-8255

EXHIBIT 'A'

Being Tract 9 Block C, of Crittenden Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book No. 974, Page 69, Register's Office of said County. Said Tract or Lot, No. 9 fronts 50 feet on the north side of Harris Street and runs back between parallel lines 140 feet to a dead line, the south margin of Lot No. 28 on said plan.

Being the same property conveyed to FRANK L. WALDEN, TRUSTEE, AND HIS SUCCESSORS IN TRUST, OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST, ITS SUCCESSORS AND ASSIGNS, AND FRANK L. WALDEN, TRUSTEE, AND HIS SUCCESSORS IN TRUST OF THE LOURIE E. WALDEN REVOCABLE LIVING TRUST, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF FRANK L. WALDEN AND LOURIE E. WALDEN, TENANTS IN COMMON, by Quitclaim Deed from FRANK L. WALDEN AND WIFE, LOURIE E. WALDEN, of record in Instrument Number 20020225-0023863, 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 52.01, PARCEL 4.00).

2. A 10-foot public utilities easement and 30-foot building setback line from Harris Street, and conditions of owner's certificate, as shown on plan of record in Book 974, page 69, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants contained in an instrument of record in Book 1129, page 521, Register's Office for DAVIDSON County, Tennessee.