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

WARRANTY DEED

THIS INDENTURE is made and entered into this 26 day of March, 2009, by and between FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST, hereinafter called Grantor, and JUAN ANTONIO ZARAGOZA and SOFIA ZARAGOZA, 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, as Grantor, does hereby bargain, sell, transfer and convey unto JUAN ANTONIO ZARAGOZA and SOFIA ZARAGOZA, 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 232 CHERRY 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 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 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 hand and seal of the Grantor 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

BILL GARRETT, Davidson County
Trans:T20090025276 DEEDWARR
Recvd: 04/16/09 14:56 3 pgs
Fees:18.00 Taxes:222.00

20090416-0034737

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, 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** 24 **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:

JUAN ANTONIO ZARAGOZA and SOFIA ZARAGOZA

232 CHERRY STREET
MADISON, TENNESSEE 37115

Property Address:

232 CHERRY STREET, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 43.13, PARCEL 270.00

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 24 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

09-8256

EXHIBIT 'A'

Land in Davidson County, Tennessee, as follows:

Being Lot No. 30 of Block "C" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lot fronts 50 feet on the Southerly side of Cherry Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to THE FRANK L. WALDEN REVOCABLE LIVING TRUST, by Warranty Deed from R.D. WHITTLE AND DOROTHY COLEY, of record in Instrument Number 20031217-0180051, 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 43.13, PARCEL 270.00). 2008 real property taxes are PAID in the amount of 584.8.

2. All matters as set forth on the Plan of record in Book 974, page 69, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 1118, page 622, Register's Office for DAVIDSON County, Tennessee.