Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 12th day of June, 2009.

J. Brandon Miller
Notary Public
My commission expires: 11-22-10

DAVIDSON COUNTY J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC

03-0906-3023

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose Eduardo Alvarado	SunTrust Bank	92-13-0-430
3507 Dakota Avenue	401 Commerce St., #6100	
Nashville TN 37209	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Allen Hayes and wife, Dawn Michelle Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose Eduardo Alvarado, unmarried, hereinafter called the Grantees, their successors 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. 154, on the Plan of Hortense Place, of record in Book 161, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Allen Hayes and wife, Dawn Michelle Hayes by deed from Brian Poile, dated February 25, 2009, recorded March 2, 2009 in Instrument No. 20090302-0018351, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3507 Dakota Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090039561 DEEDWARR
Recvd: 06/15/09 11:17 2 pgs
Fees:13.00 Taxes:647.50
20090615-0055246

WITNESS my hand this 12th day of June, 2009.

Mark Allen Hayes
By: Dawn Michelle Hayes, Atty in Fact

Dawn Michelle Hayes

By: _____, ATTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dawn Michelle Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 12th day of June, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/11/13

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 Dawn Michelle Hayes, 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 herein contained, and who further acknowledged that she is the attorney in fact for Mark Allen Hayes, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, TN, this the 12th day of June, 2009.

Diane K. Mann
Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires: 2/11/13