STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Affiant

Subscribed and sworn to before me on this 1st day of July, 2009

Notary Public

MY COMMISSION EXPIRES: 5/19/2013

KAREN M. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Was Prepared By: ? Return To?
PARTNERS TITLE OF TENNESSEE
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose C. Maria	New South Federal Savings Bank	
(NAME)	(NAME)	
72 Lutie Street	210 Automation Way, MSN 49730	Map and Parcel 119-06-0-088.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090047902 DEEDWARR
Recvd: 07/16/09 09:38 2 pgs
Fees:13.00 Taxes:284.90
20090716-0066622

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Luis R. Hidalgo and wife, Martha Salazar, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jose C. Maria, a single man, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 27 on the plan of Sterling Subdivision, Section I, which is of record in Book 1424, page 97, Register's Office for Davidson County.

Said Lot No. 27 fronts 60 feet on the northerly side of Lutie Street and extends back between parallel lines 158.4 feet to a dead line in the rear.

Being the same property conveyed to LUIS R. HIDALGO AND WIFE, MARTHA SALAZAR, by deed from RALPH A. EDWARDS AND WIFE, VELMA E. EDWARDS, of record as Instrument No. 20001004-0098646, dated October 2, 2000, said Register's Office.

This is improved property known as 72 Lutie Street, Nashville, TN 37210.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of July, 2009.

Luis R. Hidalgo by Martha Salazar, his Atty in Fact.
Luis R. Hidalgo

Martha Salazar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, KAREN RUTHERFORD, a Notary Public of the County and State aforementioned, do hereby certify that Martha Salazar personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of July, 2009.

Notary Public
My Commission Expires: 5/18/2013

KAREN M. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County WILLIAMSON

On this 1st day of July, 2009, before me personally appeared Martha Salazar, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Luis R. Hidalgo, and acknowledged that such person executed the same as the free act and deed of Luis R. Hidalgo.

Notary Public
My Commission Expires: 5/18/2013

KAREN M. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY