WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090062800 DEEDWARR
Recvd: 09/14/09 13:55 2 pgs
Fees:13.00 Taxes:481.00
20090914-0085709

MAYRA MERCADO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Rafael Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF September, 2009

Mayra Mercado
Notary Public

MY COMMISSION EXPIRES: 10/24/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Garcia	SunTrust Mortgage, Inc	
(NAME)	(NAME)	
1513-B Monticello Avenue	401 Commerce St. Suite 6100	**034.09-0-020.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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, I, Israel Lopez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rafael Garcia, married,. 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 part of Lot 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being described as Trust 1 on the unrecorded survey showing a division of a part of said lot for Clyde Loftis, made by N. G. Jenkins, Surveyor, dated April 4, 1959, as follows:

Beginning at a point in the center line of Monticello Drive or Avenue at the corner of Tracts 1 and 2, said point being N 3 deg. 30' E 12 feet more or less from a point in the centerline of Monticello Drive, said point being the corner of Tracts 3 and 4 and being N 21 deg. 20' W 462.5 feet more or less from the center line of Monticello Drive; thence with the line between Tract 1 and 2, S 85 deg. 49' E 328.5 feet, more or less, to a point; thence N 2 deg 45' W 64 feet more or less to an iron pin, the northeast corner of this tract; thence N 84 dg. 15' W 320 feet more or less to the center line of Monticello Drive; thence with the center line of same S 3 deg. 30' W 71 feet more or less to the point of beginning. Less and except all oil, gas and minerals on and under the above described property, if any, which are reserved by Grantor.

Being the same property conveyed to Israel Lopez, by Warranty Deed from Mark E. Malone, dated March 26, 2007, and recorded April 12, 2007, as Instrument No. 20070412-0044135, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as **1513-B Monticello Avenue, 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 our hands this 10 day of September, 2009.

Israel Lopez by Jorge Lopez Attorney-in-Fact

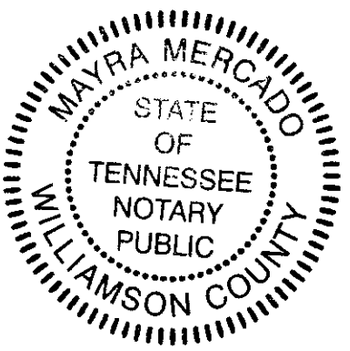
Israel Lopez by Jorge Lopez, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON MH

On this 10 day of September, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jorge Lopez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Israel Lopez, as Attorney-in-Fact and acknowledged that he executed the same as the free act and deed of the said Israel Lopez.

WITNESS my hand and seal at Brentwood, Tennessee, this the 10 day of Sept, 2009.



Mayra Mercado
NOTARY PUBLIC

My Commission Expires: 10/24/10

I.L. J.L Aif