THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N15994

BILL GARRETT, Davidson County
Trans:T20090066741 DEEDWARR
Recvd: 10/01/09 09:53 2 pgs
Fees:13.00 Taxes:81.40
20091001-0091044

Property Address:
81 Maury Street, Nashville, TN 37210 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thomas O. Shute, Sr.**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Nery A. Polanco Burgos, and Jose Casco**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the west part of Lot No. 119 and the west part of the south half of Lot No. 118 on the map of Maury & Claiborne's Addition, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee. Said parts of said lots front together 52 ½ feet on the easterly side of Maury and run back between parallel lines, along the north margin of Fain Street, 91.5 feet, more or less to a dead line.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a last will and testament from Emma Fleming, dated January 26, 1994, and recorded May 29, 1998, in the Register's Office for Davidson County, Tennessee, in Book 10951, at Page 24.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 19th day of September, 2009.

Thomas O. Shute Sr. {Seal}

Tho

State of TENNESSEE
County of Davidson

On this the 19th day of September, 2009, before me, the undersigned officer, personally appeared Thomas O. Shute, Sr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sanya L. Arbogast
Notary Public

My Commission expires: 8/5/13

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $22,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 19th of September, 2009.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sanya L. Arbogast
Notary Public

My Commission expires: 8/5/13

Name of Owner and Property Address:
Nery A. Polanco Burgos and Jose Casco
2022 Pearson Lane
LaVergne TN 37086

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
Nery A. Polanco Burgos and Jose Casco
2022 Pearson Lane
LaVergne TN 37086

Phone: _____

Tax Parcel ID#: 093-16-0-118.00