THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 09092032**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $97,200.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2009. Notary Public My Commission Expires: My Commission Expires April 17, 2010

JAMES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

WARRANTY DEED

Address New Owner: Valentin Rivas Crespo and Zenaida Suarez Perez 90 Lyle Ln Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10614010503

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jan Watson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Valentin Rivas Crespo and Zenaida Suarez Perez, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, HAGAN HOMESITES, as shown on plat of record in Plat Book 3106, Page 40, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Jan Watson by Warranty Deed from Martha Elizabeth Crutcher and husband, Harry Lee Crutcher, Sr., recorded on the 30th day of December, 2008 in Instrument No. 20081230-0123525, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 90 Lyle Ln Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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:T20090068196 DEEDWARR
Recvd: 10/06/09 13:32 2 pgs
Fees:13.00 Taxes:359.64
20091006-0093017

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2009.

Jan Watson by Steve Miller as Attorney in fact

Jan Watson by Steve Miller as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steve Miller,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Jan Watson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of September, 2009.

Notary Public

My Commission Expires: _____

My Commission Expires
April 17, 2010

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY