BILL GARRETT, Davidson County
Trans: T20090073338 DEEDWARR
Recvd: 10/28/09 14:16 2 pgs
Fees: 13.00 Taxes: 425.13

20091028-0099583

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Holly Christie
Affiant

Subscribed and sworn to before me this 22nd DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

B-ER-09-907

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. McIntyre	MAGNA BANK (NAME)	
907 REXDALE DR	6525 QUAIL HOLLOW #300 (ADDRESS)	
NASHVILLE, TN 37217-1714 (CITY) (STATE) (ZIP)	MEMPHIS TN 38120 (CITY) (STATE) (ZIP)	10709008800

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DANNY A. TORRES RIVERA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY W. MCINTYRE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 78 ON THE PLAN OF PATRICIA HEIGHTS, SECTION I, OF RECORD IN PLAT BOOK 2331, PAGES 130-131, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANNY A. TORRES RIVERA, UNMARRIED BY DEED FROM STEPHEN PETER MISTICH OF RECORD IN BOOK 11259, PAGE 618 ON 12/15/1998 AND FILED FOR RECORD ON 12/18/1998, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 2331, PAGES 130 & 131, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

DANNY A. TORRES RIVERA IS NOW MARRIED. HIS WIFE, ROSAIDA MENDEZ , HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HER MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 907 REXDALE DR, NASHVILLE, Tennessee 37217-1714
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 21st day of October, 2009.

DANNY A. TORRES RIVERA

Rosaida Mendez

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNY A. TORRES RIVERA & Rosaida Mendez , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of October, 2009.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903