BILL GARRETT, Davidson County
Trans:T20100009119 DEEDWARR
Recvd: 02/16/10 11:03 2 pgs
Fees:13.00 Taxes:435.56
20100216-0011672

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of February, 2010, by and between Cynthia B Scott, unmarried, party of the first part, and Roberto Valadez and Tabitha Valadez, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, Being Lot No. 102 ont he Plan of Nawakwa Hills, Powwow Addition, Section 3, of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee.

SAID Lot No. 102 fronts 50 feet on the Easterly side of Ocoee Trail and extends back between parallel lines 150 feet to a dead line.

Being all or part of the same property conveyed to Cynthia B. Scott, by virtue of that certain Quit Claim Deed dated June 20,2008, and recorded June 25, 2008 at Instrument No. 20080625-0065363 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Cynthia B Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cynthia B Scott, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2010.

Toni L. Buggs
Notary Public

TONI L. BUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-6-2014

Property Owner & Address:	Roberto Valadez and Tabitha Valadez, husband and wife 1505 Ocoee Trail Madison, TN 37115
Tax Parcel No	06302011100
Property Address:	1505 Ocoee Trail Madison, TN 37115
MAIL TAX BILLS TO:	First Community Mortgage 275 Robert Rose Drive **Murfreesboro, TN 37129**
Firm File #:	20100112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $117,720.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Tabitha C. Valadez
AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of February, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

