BILL GARRETT, Davidson County
Trans:T20100009439 DEEDWARR
Recvd: 02/17/10 10:47 2 pgs
Fees:13.00 Taxes:475.45
20100217-0012058

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of February, 2010, by and between Walter H Carter, Trustee, for the 3924 Atkins Drive Trust, party of the first part, and Lucas Edgardo Enamorado and Indira Damary Palma, 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. 24 on the Plan of Greenwood Hills, Section 2, of record in Book 4955, Page 31, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Walter H. Carter, Trustee, for 3924 Atkins Drive Trust, by virtue of that certain Trustee's Deed dated June 1, 2000, at Instrument No. 20000602-0055024 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 Deed of Trust in the amount of $92,800.00in favor of the Bank of Nashville, executed by Walter H. Carter, Trustee and recorded October 9, 2000 at Instrument No. 20001009-01100209 in the Register's Office of Davidson County, Tennessee; and 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.

Trustee
Walter H Carter, Trustee, for the 3924 Atkins Drive Trust,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 12th day of February, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Lucas Edgardo Enamorado and Indira Damary Palma, husband and wife
	3924 Atkins Drive Nashville, TN 37221
Tax Parcel No	13312019100
Property Address:	3924 Atkins Drive Nashville, TN 37211
MAIL TAX BILLS TO:	Walter H Carter
	PO Box 1633 **Mt. Juliet, TN 37121**

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 $128,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lucas Edgardo Enamorado
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of February, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY