Return To:
Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067

This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20100018420 DEEDWARR
Recvd: 03/30/10 10:15 2 pgs
Fees: 13.00 Taxes: 592.00
20100330-0023567

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 29th day of March, 2010.

Notary Public

My Commission Expires: 11-22-10

Address New Owner:
Ernesto M. Loera
177 McCall Street
Nashville, TN 37211

Send Tax Bill To:
New Owner

Map & Parcel:
133-02-0-370.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **George A. Goodfred and wife, Norita W. Goodfred,** hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Christin R. Loera and husband, Ernesto M. Loera,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of McCall Park, as of record in Book 3500, Page 86, Register's Office for Davidson County, Tennessee. Said Lot fronts 85.1 feet on the south side of McCall Street and runs back 235.8 feet on the east line and 236.8 feet on the west line to a deed line in the rear on which it measures 85.1 feet.

Being the same property conveyed to George A. Goodfred and wife, Norita W. Goodfred by deed from Thomas J. Mitchell and wife Betty E. Mitchell, dated May 26, 1972 of record in Book 4609, Page 106, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Plat Book 3500, Page 86, Register's Office for Wilson County, Tennessee.
2. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 177 McCall Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of March, 2010.

George A. Goodfred

Norita W. Goodfred

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **George A. Goodfred and wife, Norita W. Goodfred,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 29th day of March, 2010.

Linda J. Ott
Notary Public

My Commission Expires: 12-28-13

