PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100028964 DEEDWARR
Recvd: 05/13/10 15:50 2 pgs
Fees:13.00 Taxes:388.50
20100513-0037092

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50477
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ronald Hernandez Acevedo Victoria L. Estrada 6114 Terry Drive Nashville, Tennessee 37209	PRIME LENDING 18111 PRESTON RD. STE 900 DALLAS, TX 75252.

TAX MAP-PARCEL NUMBERS: 09105017700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$105,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Derek D. Riley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald Hernandez Acevedo, unmarried and Victoria L. Estrada, unmarried, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11, on the Plan of West Park Subdivision, 5th Addition, of record in Book 3500, Page 94, Register's Office for said County.

SAID Lot No. 11 fronts 50.0 feet on the northeasterly margin of Terry Drive and extends back between parallel lines 120 feet to a dead line in the rear.

BEING the same property conveyed to Derek D. Riley, unmarried, by Warranty Deed from AmSouth Bank, dated July 14, 2004 and recorded on July 16, 2004 of record in Document No. 20040716-0085298, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in 3500, Page 94, said Register's Office, which Plan shows a 25 foot minimum building setback line from Terry Drive and a 10 foot easement for public utility purposes along the rear line of said lot; Consent to Encroachment of record in Book 10273, Page 81, said Register's Office.

This is improved property, known as: 6114 Terry Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of May, 2010.

Derek D. Riley

State of TENNESSEE
County of DAVIDSON

On this 10th day of May, 2010 , before me the undersigned authority, personally appeared Derek D. Riley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: **My Commission Expires May 2, 2011**

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $105,000.00

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Sworn and subscribed before me this the 10th day of May, 2010

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES SEPTEMBER 19, 2011**