BILL GARRETT, Davidson County
Trans:T20100040097 DEEDWARR
Recvd: 06/30/10 16:27 2 pgs
Fees:13.00 Taxes:499.50
20100630-0051335

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

# WARRANTY DEED

THIS INDENTURE made and entered into, by and between Irma Salinas and Omar Salinas, a married couple, party of the first part, and Sophia Payne, a married woman , 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. 121 on the Final Plat of Windhaven Shores, Section One, of record in Instrument No. 20030219-0021779, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Irma Salinas by virtue of that certain Warranty Deed dated February 27, 2006, at Instrument No. 20060228-0022865 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 recorded in Instrument No. 20030219-0021585 all being 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 on June 29th, 2010.

Irma Salinas

Omar Salinas

STATE OF KENTUCKY
COUNTY OF Jefferson

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

WITNESS my hand and official seal at office this 29th day of June, 2010.

Notary Public

Linda K. Raque NOTARY PUBLIC State at Large KY

My Commission Expires: My Commission Expires 02-25-2013

| | |
|---|---|
| Property Owner & Address: | Sophia Payne<br><br>2916 Bayshore Cove<br>Antioch, TN 37013 |
| Tax Parcel No | 150160A03700CO |
| Property Address: | 2916 Bayshore Cove<br>Antioch, TN 37013 |

MAIL TAX BILLS TO: First Community Mortgage, Inc
275 Robert Rose Drive
Murfreesboro, TN 37129

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 $135,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sophia Payne
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY