RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-10700410

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100047549 DEEDWARR
Recvd: 08/03/10 10:20 2 pgs
Fees:13.00 Taxes:329.30
20100803-0060858

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 30th day of JULY, 2010.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERID FARID PALOMO	MORTGAGE INVESTORS GROUP	120-02-0-109.00
1329 VENUS DRIVE	8320 E. WALKER SPRINGS LANE, SUITE 200	
NASHVILLE, TN 37217	KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARIA E. VILLALTA, A MARRIED WOMAN AND TONY VILALATA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GERID FARID PALOMO, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 34 and all of Lot No. 35, on the Plan of Stardust Acres, as shown on plat of record in Plat Book 1424, page 92, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said property fronts 85.0 feet on the southerly margin of Venus Drive and extends back 170.0 feet between parallel lines to a dead line in the rear which measures 85.0 feet thereon.

Being the same property conveyed to Maria E. Villalta, a married woman, by Warranty Deed from Patrick W. Freeman, a single man, dated 4-5-06 and recorded 4-11-06 in Instrument No. 20060411-0041396, in the Register's Office of Davidson County, Tennessee.

The undersigned Tony VILLALTA joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This is improved (X) property known as **1329 VENUS DRIVE, NASHVILLE, TN 37217**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of JULY, 2010.

Maria E Villalta

MARIA E. VILLALTA

TONY VILLALTA BY MARIA E VILLALTA ATTORNEY-IN-FACT

TONY VILLALTA BY MARIA E. VILLALTA, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIA E. VILLALTA the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 30th day of JULY, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 30th day of July, 2010, before me personally appeared Maria E. VILLALTA to me known to be the person who executed the foregoing instrument in behalf of Tony VILLALTA as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Tony VILLALTA,

Witness my hand and official seal at Smyrna, Tennessee, this the 30th day of July, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010