This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 042-12-0
PARCEL: 046.00
GROUP:

New Owners Address:
Dervy & Felipa Gutierrez
430 Charles Drive
Madison, TN 37115

Send Tax Bills to:
New Owner

BILL GARRETT, Davidson County
Trans:T20100071861 DEEDWARR
Recvd: 11/12/10 13:40 2 pgs
Fees:13.00 Taxes:366.30
20101112-0090846

WARRANTY DEED

THIS INDENTURE, made this 21st day of October, 2010 between

Franklin J. Curtis, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Dervy Gutierrez and wife, Felipa Gutierrez

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 19 on the Map of W.W. Gray Plan of Lots, at Madison, Tennessee, as of record in Book 974, Page 22, Register's Office for said County. Said Lot 19 fronts 100 feet on the Northerly side of Melrose Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Franklin J. Curtis and wife, Dorris W. Curtis by Warranty Deed from W.H. Vaughn and wife, Thelma H. Vaughn dated May 24, 1956 and being recorded June 6, 1956* in the Register's Office for Davidson County, Tennessee. Dorris W. Curtis now being deceased and having died 12-14-04. * in Book 2541, Page 351

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2010 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Franklin J. Curtis

Franklin J. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Franklin J. Curtis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of October, 2010.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $99,000.00.

Franklin J. Curtis
Affiant

Sworn to and subscribed before me, this 21st day of October, 2010.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY