WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,600.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Russell L. Jeffers and wife, Elizabeth Ann Jeffers	SAME (NAME)	Map/parcel 043130a01500co
P.O. Box 171 (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mark Salgueiro and Gloria Salgueiro, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Russell L. Jeffers and wife, Elizabeth Ann Jeffers, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 1-15 OF ROBIN HOOD CONDOMINIUM ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5388, PAGE 524, SAID REGISTER'S OFFICE, AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 124, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK SALGUEIRO AND WIFE, GLORIA SALGUEIRO BY DEED FROM JOHNNY STRADER AND WIFE, RHONDA STRADER, DATED 01/31/07 AND RECORDED 02/26/07 BY INSTRUMENT NO. 20070206-0015371, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING APARTMENT UNIT 1-23 OF ROBIN HOOD CONDOMINIUM CREATED UNDER TITLE 64, SECTIONS 2701 ET SEQ AS AMENDED, TN CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, WHICH WAS EXECUTED BY GRANTOR, OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, REFERENCE BEING MADE TO THE SAID MASTER DEED, EXHIBIT "A" FOR THE SOURCE OF TITLE OF THE SAID GRANTOR, AND TO EXHIBIT "A-L" THERETO FOR A SPECIFIC IDENTIFICATION AND DESCRIPTION OF THE APARTMENT HEREIN CONVEYED, AND AS SHOWN ON THE PLAT OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5200, PAGE 124, SAID REGISTER'S OFFICE, DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO MARK SALGUEIRO AND WIFE, GLORIA SALGUEIRO BY DEED FROM LOIS A. LARSON, MARRIED SOLE AND SEPARATE PROPERTY, INVESTMENT PROPERTY, DATED 10/22/07 AND RECORDED 10/24/07 BY INSTRUMENT NO. 20071024-0125709, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20110006755 DEEDWARR
Recvd: 02/02/11 11:42 2 pgs
Fees:13.00 Taxes:190.55
20110202-0009318

TAI

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 323 Forest Park Road Unit 1-15 & Unit 1-23, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 31st day of January, 2011.

Mark Salguero

Gloria Salguero

STATE OF FLORIDA

COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Salguero and wife, Gloria Salguero, the herein bargainor(s), 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 and official seal, this the 31st day of January, 2011.

C. E. Strappon

Notary Public

My Commission Expires: April 19, 2011

(SEAL)

C. E. STRAPPONI
MY COMMISSION # DD 656079
EXPIRES: April 19, 2011
Bonded Thru Notary Public Underwriters

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072