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

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of January, 2011, by and between Roy C Forkum, married and John G Christiansen, married , party of the first part, and Miguel Angel Chavez and Noemi M. Chavez, 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:

BEING LOT NO. 111 ON THE PLAN OF SECTION FOUR ADDITION TO GREENWOOD HILLS SUBDIVISION, AS OF RECORD IN PLAT BOOK 5210, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being all or part of the same property conveyed to Roy C. Forkum and John G. Christiansen, by virtue of that certain CASH Deed dated May 26, 2010, at Instrument No. 20100603-0042956 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development, by Trustee's Deed, dated September 12, 2008 at Instrument No. 20091117-0105746, in the said Register's Office.

Sellers warrant that this property has never been used as their primary residence and has been used for investment purposes only

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 2011 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in Davidson County.

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 the day and year first above written.

Roy C Forkum

John G Christiansen by Roy C. Forkum, attorney in fact

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110013151 DEEDWARR
Recvd: 03/04/11 10:32 2 pgs
Fees:13.00 Taxes:366.30
20110304-0017447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 28th day of January, 2011.

Notary Public

My Commission Expires: 7-7-14

ARTRINA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

State of Tennessee
County of Davidson

On this 28th day of January , 2011, before me personally appeared Roy C. Forkum, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of John G Christiansen and acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2011.

My Commission Expires: 7-7-14

Notary Public

ARTRINA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

Property Owner & Address: Miguel Angel Chavez and Noemi M. Chavez

Map & Parcel No 13405004800

Property Address: 905 Bolster Court
Nashville, TN 37211

MAIL TAX
BILLS TO: Same address as new owner

Firm File #: 20110150

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 $99,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of January, 2011.

Notary Public

My Commission Expires: 8/16/14

JANE GRAVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY