BILL GARRETT, Davidson County
Trans:T20110021472 DEEDWARR
Recvd: 04/12/11 09:52 2 pgs
Fees:13.00 Taxes:370.00
20110412-0028107

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 8th day of April, 2011, by and between Michael S Bligh, Trustee of the Miranda-Giron Revocable Living Trust, party of the first part, and Jose Francisco Barajaz, , 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 9 on the Plan of addition to Sharpe Park of record in Book 5200, Page 246, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Said Lot No 9 fronts 50.00 feet on the West side of Lyle Lane and runs back 210.92 feet on the southerly line and 214.36 feet on the northerly line to a line in the rear which measures 67.37 feet thereon.

Being all or part of the same property conveyed to Michael S Bligh, Trustee of the Miranda Revocable Living Trust by virtue Quit Claim Deed dated 01/02/11 at Instrument No 20110114-0003991 in the Register's Office of Davidson County, Tennessee. Being Previously conveyed to **Francisco Miranda and Maria G Giron-Rivera** by Warranty Deed recorded 03/29/04 in Instrument No. 20040329-0034747 in the Register's Office for 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 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 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 the day and year first above written.

Trustee

Michael S Bligh, Trustee of the Miranda-Giron
Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S Bligh, Trustee, 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 8th day of April, 2011.

Natalie J. Meador
Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

Property Owner & Address:	Jose Francisco Barajaz
	2005 S Lyle Lane Nashville, TN 37210-4826
Tax Parcel No	11902026200
Property Address:	2005 S. Lyle Lane Nashville, TN 37211
MAIL TAX BILLS TO:	Fifth Third Mortgage, 5001 Kingsley Drive
	Cincinnati, OH 45227

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 $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

A. Turner
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of April, 2011.

Natalie J. Meador
Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014