BILL GARRETT, Davidson County
Trans:T20130017840 DEEDWARR
Recvd: 03/04/13 16:19 3 pgs
Fees:18.00 Taxes:222.00
20130304-0021664

THE ACTUAL CONSIDERATION FOR
TENNESSEE RECORDING TAX
PURPOSES IS $60,000.00.

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNER:
EUSEBIO VAZQUEZ GUERRERO
649-C James Avenue
Nashville, TN 37209

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE
NONE

MAP & PARCEL:
09008011300

WARRANTY DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ELEANOR R. FLAIR**, hereinafter called the Grantor, have bargained and sold, and by these presents do herewith convey unto **EUSEBIO VAZQUEZ GUERRERO**, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 10, 11, and 12 and part of a 25 foot street, of a resubdivision of Lots 34, 35, 36, 37 and 38 of a resubdivision of Lot Nos. 41 and 43 of the Original West Nashville Annex Subdivision of record in Book 547, Page 40, Register's Office for said County.

Beginning at a point 150 feet, more or less, west of the westerly side of James Avenue in the line of Lot No. 33 of a resubdivision of West Nashville Annex, running back 150 feet, more or less, to a fifteen foot alley in the rear; thence along line of said alley 132-1/2 feet to a ten foot alley on the side; thence at a right angle in a southeasterly direction 150 feet; thence in a westerly direction 107-1/2 feet to the margin of a 25 foot street; thence continuing on in the same westerly direction 25 feet across said street to the point of beginning.

Being part of the same property conveyed to John H. Flair and wife, Eleanor R. Flair, by Warranty Deed dated September 10, 1976, from Horace Demoss and George Demoss, of record in Book 5067, Page 510, Register's Office for Davidson County, Tennessee. The said John H. Flair became deceased on February 27, 2001, with said real property described herein having passed by operation of law to his surviving spouse, the Grantor, Eleanor R. Flair.

This conveyance is subject to any and all restrictions of record or otherwise which are applicable to the above-described real property.

This is improved real property known as 649-C James Avenue, Nashville, Davidson County, Tennessee, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I, the Grantor, do covenant to the said Grantee that I am 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 said Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 17th day of July, 2012.

Eleanor R. Flair
ELEANOR R. FLAIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ELEANOR R. FLAIR, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of July, 2012.

DAVID KENNEDY JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-8-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 17 day of July, 2012.

DAVID KENNEDY JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-6-16