STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant Theresa C Richardson

Subscribed and sworn to before me, this 24th day of March, 2003.

My commission expires 1/27/07

Notary Public

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lender's Express Title & Escrow, Inc.
25 Century Blvd, Suite 203
Nashville, TN 37214 #2700904

Maximum Principal Indebtedness for Tennessee Tax Recording Purposes is $ 120,000.00

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO: |
|---|---|
| NAME:<br>**Sergio Garza-Caballero** | NAME:<br>MORTGAGE LENDERS NETWORK USA, INC. |
| STREET ADDRESS:<br>1253 School Lane | STREET ADDRESS:<br>3600 MANSELL ROAD, SUITE 220 |
| ADDRESS, CITY, STATE, ZIP CODE:<br>1253 School Lane, Nashville, TN 37217 | LENDER CITY, STATE, ZIP CODE:<br>ALPHARETTA, GA 30022 |
| MAP & PARCEL NO.:<br>120-10-0-41 | |

Or And In Consideration Of The Sum Of Ten Dollars, Cash In Hand Paid By The Hereinafter Named Grantees, And Other Good And Valuable Considerations, The Receipt Of Which Is Hereby Acknowledged,

**Ronnie L. Bonee Sr., George E. Bonee and Nancy Bonee Gentry**

Hereinafter Called Grantors, Have Bargained And Sold, And By These Presents Do Hereby Transfer And Convey Unto **Sergio Garza-Caballero**, a single man

Hereinafter Called Grantee, Their Heirs And Assigns, A Certain Tract Or Parcel Of Land, Together With All Tenements, Hereditaments And Appurtenances Thereto, Located In Davidson County, State Of Tennessee, More Particularly Described As Follows:
All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Seven Oaks, Section No. 4, as of record in Book 2133, page 105, Register's Office for said County.

Said Lot No. 84 fronts 135 feet on the southerly side of School Land and runs back 342.7 feet on the westerly line and 329.5 feet on the easterly line, to a dead line in the rear. Measuring 151.9 feet thereon.

BEING the same property conveyed to Willard E. Bonee and wife, Grace T. Bonee by Warranty Deed from J. F. Coble, Jr. and wife, Betty W. Coble, dated 03/30/1960, recorded 04/07/1960, in Book 3035, Page 169, Davidson County, Tennessee Records.

FURTHER BEING the same property conveyed to George E. Bonee, Nancy Bonee Gentry and Ronnie L. Bonee Sr., as tenants-in-common, from Willard E. Bonee and wife, Grace T. Bonee, dated 11/12/83, recorded 09/27/99, in Book 11675, page 860, Register's Office for Davidson County, Tennessee.
This Is Improved Property Known As

1253 School Lane
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 03/26/03 10:22 2pgs
Fees:13.00 Taxes:444.00
20030326-0039605

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RSB RZB

To Have And To Hold The Said Tract Or Parcel Of Land, With The Appurtenance, 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.

In Witness Whereof, The Parties Of The First Part have hereunto set their hands and seals. Dated The Day And Year First Above Written.

Sealed and Delivered
IN THE PRESENCE OF US:

x _____ x _____ {SEAL}
**Ronnie L. Bonee Sr.**

x _____ x _____ {SEAL}
**George E. Bonee**

x _____ x _____ {SEAL}
**Nancy Bonee Gentry**

State of Tennessee } ss
County of Davidson

On this the 24th day of March, 2003, before me, the undersigned Notary Public, personally appeared **Ronnie L. Bonee Sr., George E. Bonee and Nancy Bonee Gentry**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my ~~hand and~~ official seal.

_____
Notary Public
My commission expires 1/27/07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007