McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2005.

Notary Public

My commission expires:

(Notary Stamp)

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG 14, 2005

Davidson County DEEDWARR
Recvd: 04/29/05 11:39 2 pgs
Fees:13.00 Taxes:543.90
20050429-0047823

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan A. Alvarado **Neli M. Alvarado**	**Volunteer Trust Mortgage Corporation**	**Map 149-13; Parcel 100**
5009 Chadfield Way	**301 S. Perimeter Park Dr., Ste. 125**	
Antioch, TN 37013	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR 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 ACKNOWLEDGE, WE,

Jeffery Lee Ackerman, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan A. Alvarado, unmarried, and Neli M. Alvarado, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being Lot Number 106 on the Plan of Section One, Chadfield of record in Plat Book 7900, page 836, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery Lee Ackerman, by Warranty Deed, from Houston Ezell Corporation, of Record in Instrument # 20011127-0128968, Dated November 19, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 836, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9540, Page 634, Register's Office for DAVIDSON County, Tennessee.
Easement to Metro Government of record in Book 9542, Page 976, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 10800, Page 889 and 929, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 9540, Page 629, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 5009 Chadfield Way, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

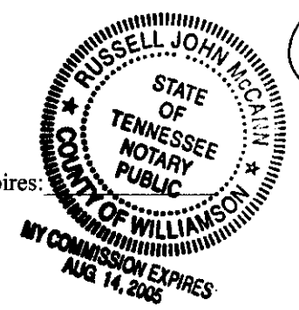
Witness my/our hand(s) this 28th day of April, 2005.

Jeffery Lee Ackerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Jeffery Lee Ackerman, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2005.



Notary Public

My Commission Expires:

File #: **05240-JM**
RECORD & RETURN TO:
McCANN & HUBBARD
7105 CROSSROADS BLVD. SUITE 102
BRENTWOOD, TN 37027