RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2005.

NOTARY PUBLIC

My commission expires: 11/22/08

LA SBORNE STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/12/05 14:00 2 pgs
Fees:13.00 Taxes:484.70

20050512-0053832

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alberto C. Sermeno Sonia M. Bustillo 2624 Oak Forest Drive Antioch, TN 37013	Same As New Owner	**149.030A06200CO**

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty One Thousand Dollars and Zero Cents ($131,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Michael Chaney and wife, Raquel M. Chaney,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Alberto C. Sermeno and Sonia M. Bustillo** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

BEING LOT NO 64 ON THE PLAN OF SECTION THREE, CHELSEA VILLAGE ADDITION, OF RECORD IN PLAT BOOK 9700, PAGE 45 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Being the same property conveyed to MICHAEL CHANEY AND WIFE RAQUEL M CHANEY FROM JESUSA A GUINID RAQUEL M CHANEY, by Deed dated 6-24-05, of record in Book 11508, Page 86, in the Office of the Clerk of DAVIDSON County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 27th day of April, 2005.

Michael Chaney

Raquel M. Chaney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, , being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of April, 2005.

Notary Public

My commission expires: 11/22/08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008