WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMM. EXP. 03/18/2007

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredy A Alvarenga	Americas Wholesale Lender	075.07-0-067.00
(NAME)	(NAME)	
641 Des Moines Drive	750 Old Hickory Blvd, #180	
(ADDRESS)	(ADDRESS)	
Hermitage , TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/27/05 09:39 1 pg
Fees:13.00 Taxes:518.00

20050527-0059895

FOR AND 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, WE, John H Woodall III and wife, Deborah Christina Woodall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredy A Alvarenga married, 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 in Davidson County, Tennessee, being Lot No. 58 on the Plan of Tulip Grove Subdivision, Section II, of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 92.50 feet on the southeasterly margin of Des Moines Drive and runs back between lines measuring 267.23 feet on the southwesterly line and 297.22 feet on the northeasterly line, to a dead line in the rear measuring 65.63 feet thereon.

Being the same property conveyed to John H. Woodall, III, and wife, Deborah Christina Woodall, by Deed from William D. King, a widower, dated October 29, 1998, and recorded October 30, 1998, in Book 11179, page 328, in the Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 641 Des Moines Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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.

Witness our hands this 24th day of May, 2005.

John H Woodall III

Deborah Christina Woodall

STATE OF: TENNESSEE COUNTY OF: SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Woodall, III, and wife, Deborah Christina Woodall, the bargainor(s), 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 official seal at Goodlettsville, Tennessee, this 24th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 3/18/05

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMM. EXP. 03/18/2007