State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $109,900.00

Affiant

Subscribed and sworn before me this the 27th day of May, 2005.

SANDRA GOLDEN WOODS Notary Public At Large DAVIDSON COUNTY TENN

Notary Public My Commission Expires: 11-25-08

Davidson County DEEDWARR
Recvd: 06/10/05 14:52 2 pgs
Fees:13.00 Taxes:406.63
20050610-0066884

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Pedro J. Mahecha	**3932 Pepperwood Drive**	**SunTrust Mortgage, Inc.**
3932 Pepperwood Drive	**Antioch, TN 37013**	**201 Fourth Avenue N/7 Floor**
Antioch, TN 37013		**Nashville, TN 37219**

Map 167 Group 13-0-A Parcel 120-CO

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RACHAEL D. CLEVENHAGEN, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto Pedro J. Mahecha, unmarried

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 468 on the Plan of Peppertree Forest, Section Ten, P.U.D. of record in Plat Book 7900, Page 938, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rachael D. Clevenhagen, unmarried Deed from Allen Earps and wife Betty Earps of record in Record Book 9938, page 786, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 7900, page 938, and Master Deed of record in the Register's Office for Davidson County, Tennessee.

Subject to easement and intrusions PUD in Plat Book 6900, page 943, Register's Office for Davidson, County, Tennessee.

Subject to Charter of Jean Walker and Associates, Inc. of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 8757, page 607; Book 9287, page 698, book 9664, page 162, Book 9004, page 514; Book9455, page 801;Book 9157, page 711, and Book 7982, page 736, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **27th day of May, 2005.**

Rachael D. Clevenhagen
Rachael D. Clevenhagan

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Rachael D. Clevenhagen** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand, this **27th** Day of **May, 2005.**

My Commission Expires:
11-25-06

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

Notary Public