#9874 Bk 13

Davidson County DEEDWARR
Recvd: 06/27/05 14:09 2 pgs
Fees:13.00 Taxes:490.25

20050627-0073675

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2005

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sebastian Canedo	Volunteer Trust Mortgage Corporation	Map 147
4932 Aquatic Road	301 South Perimeter Park Drive; Suite 125	Group 16
Nashville, TN 37211	Nashville, TN 37211	Parcel 15

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 acknowledged, we

Philip S. Segraves and wife, Monica Ergueta-Segraves

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sebastian Canedo, 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. 9 on the Plan of Whispering Hills, Section 5, of record in Book 3300, Page 11, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip S. Segraves, married, by deed from National Bank of Commerce of record in Instrument 20050304-0024450, said Register's Office.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Book 3255, Page 587, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 11, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6346, Page 582, said Register's Office.

The said Monica Ergueta-Segraves joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney of record in Instrument 20041220-0150839, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4932 Aquatic Road, Nashville, TN 37211

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.

P55

Witness my hand this 3rd day of June, 2005.

Philip S. Segraves

Monica Ergueta-Segraves POA by Phil Segraves Power of Attorney in Fact

Monica Ergueta-Segraves
By: Philip S. Segraves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip S. Segraves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Philip S. Segraves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Monica Ergueta-Segraves as her Attorney in Fact as the free act and deed of the within named Monica Ergueta-Segraves.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.