Return to:
Hallmark Title Company
1000 Northchase Drive, Suite 100
Goodlettsville, TN 37072

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Carlos Valcarcel 700 Comanche Ct Madison, TN 37115	Same	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027 2005060236

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
53-14-A-11 CO

The actual consideration or value,

whichever is greater for this

transfer is $138,500.00

Davidson County DEEDWARR
Recvd: 07/13/05 09:43 2 pg:
Fees:13.00 Taxes:512.45
20050713-0081004

Affiant
Subscribed and sworn to before me
on 07/01/05.

Notary Public

My Commission Expires: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Michael R. Stokes, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Carlos Valcarcel and Neida Arocho,*(herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

* as tenants in common with the right of survivorship

LAND in davidson County, Tennessee described to-wit:

Being Lot No. 11 on the Plan of The Woods of Neely's Bend, Phase 1, a Planned Unit Development as of record in Plat Book 9700, page 928, and Revised Plat of Record in Plat Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Michael R. Stokes by Warranty Deed dated 09/25/1998 from David Leo Crane and wife, Carole B. Crane, James B. Hardy, C.W. Tidwell and H.S. Tidwell of record in Book 11127, page 905, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 700 Comanche Ct, Madison, TN 37115.

Restrictions as of record in Book 11527, Page 304, said Register's Office. As amended in Instrument No. 2005030-0029990, said Register's Office.

All matters appearing on the plan of record in Book 9700, page 997, said Register's Office.

Charters and By-Laws of record in Book 11527, pages 356 and 331, said Register's Office.

Agreement for Dedication of Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6931, page 982 and Book 6932, page 22, Book 7358, page 637, 8081, pages 806, 815, and 818, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 07/01/05.

Michael R. Stokes

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Michael R. Stokes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of July, 2005.

Julie Wilbanks

Notary Public

My Commission Expires: 2/20/08

(SEAL)

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.