BOX 10-B

Davidson County DEEDWARR
Recvd: 08/01/05 10:06 2 pgs
Fees:13.00 Taxes:477.30
20050801-0089426

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF JULY, 2005.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **September 22, 2007**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MIGUEL A. BERNAL, ET UX	First American Real Estate Tax Service	**061-16-0-301.00**
(NAME) **1307 SUNNYMEADE DRIVE**	(NAME) 8435 North Stemmons Freeway	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Dallas, TX 75247	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, PAMELA ANN STANFIELD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIGUEL A. BERNAL AND WIFE, MARY ALICE WOOD,** 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. 52 and the west ½ of Lot No. 51, Block "D" on the Plan of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the north side of Sunnymeade Avenue, and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Pamela Ann Stanfield, an unmarried woman, from Thomas C. Craven and wife, Helen S. Craven by deed of record in Instrument #20041116-0137600, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 974, pages 56 and 57, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, page 245, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1307 SUNNYMEADE DRIVE, NASHVILLE, TN 37216**
(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 assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 26th day of **JULY, 2005.**

Pamela Ann Stanfield

PAMELA ANN STANFIELD

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Ann Stanfield**, the bargainor, with whom I ~~am personally acquainted~~ proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of **July, 2005.**

My commission expires: June 3, 2007

Notary Public

JEANNIE SHEN
Commission # 1422051
Notary Public - California
Los Angeles County
My Comm. Expires Jun 3, 2007