Record + return to:
Cumberland Title
13018 Lebanon Rd.
Mt. Juliet, Tn. 37122

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN06647

WARRANTY DEED

MANDY ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,~~900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of October, 2005

Notary Public

MY COMMISSION EXPIRES: 6/9/07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Sexton **728 Netherlands Drive South** **Hermitage, TN 37076**	JP Morgan Chase Bank N.A. 5409 Maryland Way Brentwood TN 37027	**075-12-0-055.00**

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,

Efrain J. Irizarry and wife, Allyson Irizarry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael B. Sexton, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Wilson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 72, on the Final Plat of Section Three, Meadows of Tulip Grove Subdivision, as shown on plat of record in Plat Book 6900, page 262, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Efrain J. Irizarry and wife, Allyson Irizarry, by Warranty Deed from Tacopa Land, LLC, dated 7-29-96 and recorded 7-30-96 in Book 10137, page 20, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 9762, page 248, and all matters shown on plat of record in Plat Book 6900, page 262, in the Register's Office of Davidson County, Tennessee.

Unimproved (X)
This is improved () property known as **728 Netherlands Drive South, Hermitage, TN 37076**
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 17th day of October, 2005.

Efrain J. Irizarry by Jamie Milele, Attorney in fact
Efrain J. Irizarry by Jamie Milele, Attorney In Fact

Allyson Irizarry by Jamie Milele, Attorney in fact
Allyson Irizarry by Jamie Milele, Attorney In Fact

Davidson County DEEDWARR
Recvd: 10/19/05 10:29 2 pgs
Fees:13.00 Taxes:443.63

20051019-0125923

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 17TH day of October, 2005, before me personally appeared Jamie Milele to me known to be the person who executed the foregoing instrument in behalf of Efrain J. Irizarry and Allyson Irizarry as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Efrain J. Irizarry and Allyson Irizarry.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 17th day of October, 2005.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006