THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2005. Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIRGINIA VILLALBA	OWNER	MAP 141-06-0-D
3295 Harpeth Springs Drive		PARCEL 086
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kristin L. Lanz, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Virginia Villalba and Arturo Villalba, wife and husband**

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. 86 on the Plan of Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kristin L. Lanz, an unmarried woman, by warranty deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation of record as Instrument No. 20040713-0083268, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **3295 Harpeth Springs Drive, Nashville, TN 37221.**

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 my hand this the 5th day of December, 2005.

Kristin L Lanz by Audrey J Lanz

Kristin L. Lanz by Audrey J. Lanz, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 12/12/05 14:03 3 pgs
Fees:18.00 Taxes:523.55

20051212-0149072

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this the 5th day of December, 2005.

My Commission expires _____

_____
Notary Public

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 **Audrey J. Lanz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Kristin L. Lanz**, as her Attorney in Fact, as the free act and deed of the within named **Kristin L. Lanz**.

Witness my hand and official seal this the 5th day of December, 2005.

My Commission expires 1-26-07

_____
Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW SERVICES
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

DURABLE POWER OF ATTORNEY
LIMITED TO A DESCRIBED REAL ESTATE TRANSACTION

KNOW ALL BY THIS INSTRUMENT that I, **Arturo Villalba**, being of sound mind and purpose do hereby grant to **Virginia Villalba**, the power and authority to act in my place and stead in all matters relating to the purchase of property known as **3295 Harpeth Springs Drive Nashville,TN** including but not limited to the power and authority to negotiate the sale, execute the contract of sale, to execute any documents which may be required to close the final transaction, including to sign a Note, Deed of Trust, Truth in Lending, and any other documents required by Lender and/or its successors and assigns, said property being described as follows:

SEE ATTACHED EXHIBIT A

This Power of Attorney is granted under the provisions of T.C.A. 34-6-101 et seq. and is a DURABLE POWER OF ATTORNEY. This Power of Attorney shall not be affected by subsequent disability or incapacity of the principal.

This Power of Attorney is effective on the date signed and is valid until revoked by me in writing and such writing is recorded in the Register's Office of Davidson County, Tennessee.

Arturo Villalba

State of Tennessee)
County of Davidson)

One this 23rd day of November, 2005, before me personally appeared Auturo Villalba, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at Nashville TN, this 23rd day of November, 2005.

Mike Newell
Notary Public

My Commission Expires: 9-22-07

FILE #22721S