WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF December 2005

Notary Public

MY COMMISSION EXPIRES: 9/12/07

Davidson County DEEDWARR
Recvd: 12/21/05 10:40 2 pgs
Fees:13.00 Taxes:665.63
20051221-0152806

STATE OF TENNESSEE NOTARY PUBLIC DANIEL L. WISCHHUSEN COMMISSION EXPIRES 9/12/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 210, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge G. Paredes	Vision Mortgage Professionals,	MAP 052-07
(NAME)	(NAME)	
608 Larkin Springs Road	115 Castle Heights Ave.,No.S.206	PARCEL 020.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Lebanon, Tn 37087	
(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, WE, Connie J. Winters, Unmarried

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

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. 26 in Block "A" and being the easterly 100 feet of Lot No. 15 in Block "A" on the unrecorded plan of Homeacres as subdivided by Blanchard & Parrish, Surveyors, on October 26, 1939.

SAID Lot No. 26 fronts 100 feet on the west side of Larkin Springs Road and runs back between lines 344 feet on the northerly line and 340.7 feet on the southerly line to the easterly line of Lot No. 15 on which it measures 100 feet. Said easterly part of Lot No. 15 adjoins Lot No. 26 and runs back between lines 100 feet to a dead line in the rear on which it measures 100 feet.

BEING the same property conveyed to Connie J. Winters by Warranty Deed from Don P. Ferguson and wife, Barbara B. Ferguson, recorded May 24, 2002, of record at Instrument No. 20020524-0063525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.
Barbara Ferguson executes this instrument as Attorney-In-Fact on behalf of Connie J. Winters, pursuant to the Power of Attorney being recorded by Instrument No. 20051221-0152805 in the Register's Office for Davidson Co., Tennessee.

unimproved ( )
This is improved (X) property, known as 608 Larkin Springs Road, Madison, TN 37115
(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 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 19th day of December, 2005

Connie J. Winters
By: Connie J. Winters
Barbara Ferguson, Attorney-in-fact
Barbara Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of December, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barbara Ferguson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Connie J. Winters as her Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Connie J. Winters.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of December, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON