Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 10:15 2 pgs
Fees:13.00 Taxes:425.13

20060103-0000326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/28/05.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Drive, Suite 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose J. Perez and Cecilia Perez (NAME)	Same. (NAME)	149-13-26.00
713 Reeves Road (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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,

Thomas Ward Grimes and wife Janet L. Grimes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose J. Perez and wife, Cecilia Perez**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 189 on the Plan of Debra Heights, Section Two of record in Plat Book 3700, page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Thomas Ward Grimes and wife, Janet L. Grimes, by deed from Robert C. Huffhine and wife, I. Elizabeth Huffhine, dated March 19, 1990, recorded March 20, 1990, of record in Book 8067, page 916, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved (X) property, known as 713 Reeves Road (House Number/Street) Antioch (City/Town) TN (State) 37013 (Postal Code)

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 hand this 28th day of December, 2005.

Thomas Ward Grimes

THOMAS WARD GRIMES

Janet L. Grimes

JANET L. GRIMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Wayne Thomas, a Notary Public in and for said County and State, the within named **Thomas Ward Grimes and wife Janet L. Grimes** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**, **Tennessee**, on this, the 28th day of December, 2005.

Notary Public

Commission Expires: _____

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009