Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/23/06 10:43 2 pgs
Fees:13.00 Taxes:481.00

20060123-0008249

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Maria Victoria Mancia 1820 Pallas Drive Madison, TN 37115	Maria Victoria Mancia 1820 Pallas Drive Madison, TN 37115	052-04-0-C-029.00

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, Janet D. Watkins, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Maria Victoria Mancia, unmarried, , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Ravenwood, of record in Instrument No. 20001211-0121554, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Janet D. Watkins, unmarried from Ricky Earps by deed dated 5/31/02 of record in Instrument No. 20020604-0067194, said Register's Office.

This conveyance is made subject to any Restrictions, easements, right-of-way easements and any others shown on the plat of record in the Register of Deeds Office for Davidson County, TN.

This is improved property known as: 1820 Pallas Drive, Madison, TN 37115

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. Whenever 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 19 day of January, 2006.

Janet D. Watkins

Janet D. Watkins

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Janet D Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 19th day of January, 2006.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this 19 day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 5/24/08.

BRYN DUBAY NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008