Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/06 09:45 2 pgs
Fees:13.00 Taxes:397.75

20060126-0009797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 01/25/06.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salvador Cardenas-Jacinto (NAME)	**Southeast Financial Federal C.U.** (NAME)	**148-12-0**
4715 Drewry Dr. (STREET ADDRESS/ROUTE NUMBER)	**444 James Robertson Pkwy.** (STREET ADDRESS)	**055.00**
Antioch, TN 37013 (CITY/STATE/ZIP)	**Nashville, TN 37219** (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, I,

Opal Frances Meroney, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salvador Cardenas-Jacinto**

HEREINAFTER CALLED THE GRANTEE, 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. 23 on the Plan of Hazelwood Subdivision, Section 2-A, of record in Book 3500, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 71 feet on the westerly margin of Drewry Drive and runs back between parallel lines 152.5 feet to a dead line.

Being the same property conveyed to Wallace J. Meroney and wife, Opal Frances Meroney, by Warranty Deed from Rembert Bryant Woodroof, Sr. and wife, Margrette D. Woodroof, dated December 29, 1964, recorded December 31, 1964, of record in Book 3847, page 130, in the Register's Office for Davidson County, Tennessee.

NOTE: Wallace J. Meroney having since died on March 4, 1990, thereby vesting title to the above property in Opal Frances Meroney as surviving tenant by the entirety.

Subject to the following: easements, setback lines, restrictions and other matters noted on the plat of record at Book 3500, page 27, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes for current year were prorated as of date of deed and assumed by Grantee.

This is unimproved ( )
Improved (X) property, known as **4715 Drewry Drive** (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 GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 25th day of January, 2006.

Opal Frances Meroney By Janice Faye Smith said attorney in fact

OPAL FRANCES MERONEY by Janice Faye Smith, Attorney In Fact

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 **Janice Faye Smith, Attorney in Fact for Opal Frances Meroney, a widow,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the true and lawful attorney in fact for Opal Frances Meroney, and who further acknowledged that ____she____ executed the within instrument for the purposes therein contained, as the free act and deed of Opal Frances Meroney, by signing the name of Opal Frances Meroney as her Attorney In Fact, pursuant to General Power of Attorney recorded herewith.

Witness my hand and official seal at **Nashville**, **TN**, this **01/25/06**.

_____Notary Public

Commission Expires: 9/20/08

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.