THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02818

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/30/06 10:40 2 pgs
Fees:13.00 Taxes:562.03

20060130-0011234

Property Address:
2804 Creekview Drive, Nashville, TN 37217 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Kantack**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto FERNANDO ALAMOS, UNMARRIED hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 137 on the Plan of Edge-O-Lake Estates, Section Eight, as shown by plat of record in Plat Book 3700, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

SUBJECT to Restrictive Covenants of record in Deed Book 4076, Page 565, in theRegister's Office of Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a special warranty deed from Secretary of Veterans Affairs, dated July 29, 2004, and recorded August 2, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200408020092395.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 23 day of January, 2006.

John Kantack {Seal}

John

State of TENNESSEE
County of DAVIDSON

On this the 23 day of January, 2006, before me, the undersigned officer, personally appeared John Kantack, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission expires: 6/28/08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $151,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Webber
Affiant

Sworn to and subscribed before me this the 20th of January, 2006.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Notary Public

My Commission expires: 9/30/06

Name of Owner and Property Address:
Alamos Fernando
2804 Creekwood Dr
Nashville, TN 37217

Person Or Entity Responsible For Payment Of Taxes:
Alamos Fernando
Same

Tax Parcel ID#: 150-01-0-170.00