Davidson County DEEDWARR
Recvd: 02/15/06 14:21 2 pgs
Fees:13.00 Taxes:392.20
20060215-0018508

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14550RY

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Property Address:
209 New Towne Court, Antioch, TN 37013

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, **Kenneth H. Fox Jr., unmarried,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Rafael Reyes-Baez and wife, Jacqueline L. Solorio Llamas,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 68 on the Plan of Towne Village of The Country, Section 1, as shown by plat of record in Plat Book 5200, Page 55-56, Register's Office for said county, to which reference is made for a more complete description.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Glenn R. Gillis, dated June 24, 2005, and recorded July 7, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200507070078325.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' 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 Grantees 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 9 day of February, 2006.

{Seal}
Kenneth H. Fox Jr.

State of TENNESSEE
County of DAVIDSON

On this the 9 day of February, 2006, before me, the undersigned officer, personally appeared Kenneth H. Fox Jr., 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.

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $106,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Affiant

Sworn to and subscribed before me this the 10 of February, 2006.

DARREN F. GRIZZARD
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN
MY COMMISSION EXPIRES 06/30/2007

Notary Public

My Commission expires: 5/30/07

Name of Owner and Property Address:
Rafael Reyes Baez
209 New Towne Court
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Mi Casa of America
1011 Cherry ~~Street~~ Ave.
Nashville, TN 37203

Tax Parcel ID#: 150-07-0-055.00