WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 13:30 3 pg
Fees:18.00 Taxes:595.70

20060301-0023631

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Diana Mondragon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 2006

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana Mondragon (NAME)	WMC Mortgage Corporation (NAME)	MAP 51-15C
239 Walton Lane (ADDRESS)	One Ramland Road (ADDRESS)	PARCEL 8
Madison, TN 37115 (CITY) (STATE) (ZIP)	Orangeburg, NY 10962 (CITY) (STATE) (ZIP)	

FOR AND 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, William H. Dorris and Robert B. Huffine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diana Mondragon and Wilson Alvarez, tenants in common with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Cluster Lot Development Final Plat for Section 1, Walton Oaks Subdivision of record as Instrument No. 20011026-0117176 and re-recorded as Instrument No. 20011206-0134230 in the Register's Office for Davdison County, Tennessee to which plat reference is here made for a complete description thereof.

Being a part of the same property conveyed to William H. Dorris and Robert B. Huffine by Warranty Deed from T. N. McGinnis a/k/a Troy Napoleon McGinnia which deed is of record as Instrument No. 20000224-0018289 in the Register's Office for Davidson County, Tennessee and further being a part of the same property conveyed to William H. Dorris by Warranty Deed from David H. Frazierand Martha B. Frazier which deed is recorded as Instrument No. 20000925-0094849 in said Register's Office, and further being a part of the same property conveyed to William H. Dorris and Robert B. Huffine by Warranty Deed from Albert D. Panter and wife, Dorthy M. Panter of record in Instrument No. 20000410-0035853, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES (COUNTY) FOR THE YEAR 2006 AND SUBSEQUENT YEARS THERAFTER; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20010927-0104591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO THE CLUSTER LOT DEVELOPMENT REVISED FINAL PLAT FOR SECTION 1, WALTON OAKS SUBDIVISION RECORDED AS INSTRUMENT NO. 20011026-0117176 AND RE-RECORDED AS INSTRUMENT NO. 20011206-0134230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH SHOWS AN OWNER'S CERTIFICATE, NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH THEREIN. SUBJECT TO

CONTINUED

unimproved ( )
This is improved (X) property, known as 239 Walton Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 s this 22nd day of February 2006

William H. Dorris

Robert B. Huffine

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 William H. Dorris and Robert B. Huffine

the bargainor s, 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 Madison, Tennessee, this 22nd day of February, 2006.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE ITS SUCCESSORS AND/OR ASSIGNS FOREVER OF RECORD IN BOOK 4129, PAGE 911, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.