THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

SEND TAX BILLS TO:
First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063

NEW OWNER:
Claudina E. Romero
4725 North Bernard Street
Chicago, IL 60605

MAP PARCEL NUMBERS
Map & Parcel No.: 52-8-105.00

Davidson County DEEDWARR
Recvd: 03/07/06 12:01 2 pgs
Fees:13.00 Taxes:407.00
20060307-0026283

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of March, **2006**, by and between **Rebecca M. Howell**, unmarried, party of the first part, and **Angel E. Culcay and Claudina E. Romero,** Both Unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$110,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson county, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Section 4, Sequoia Valley of record in Book 5200, page 215, Register's Office for Davidson County, Tennessee.

Said Lot No. 183 fronts 100 feet on the broken southerly margin of Sioux Terrace and extends back 152.50 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear measuring 115.20 feet thereon.

BEING the same property conveyed to Rebecca M. Howell, an unmarried person by deed from Horace Lee Smith, Jr., of record in Book/Instrument No.200208290104593 Register's Office, Davidson County, Tennessee, dated 4-2-02 and recorded 8-29-02.

The above referenced property is also known as: 1188 Sioux Terrace, Madison, Tennessee 37115.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 5200, page 215; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Rebecca M. Howell
Rebecca M. Howell

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rebecca M. Howell, unmarried,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3rd day of March, **2006**.

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$110,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of March, **2006**.

NOTARY PUBLIC

My commission expires: 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PROPERTY ADDRESS:
1188 Sioux Terrace
Madison, TN 37115