WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/06 08:40 2 pgs
Fees:13.00 Taxes:869.50

20060417-0042944

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Andrea Baca
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2006

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Andrew Baca (NAME)	Banco Popular, N.A. (NAME)	MAP 127-9
8424 Rolling Hills Drive (ADDRESS)	2001 Bishops Gate Blvd. (ADDRESS)	PARCEL 10
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Michael Lee Chumney and Adora Lee Bruce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Baca and wife, Andrea Baca

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:

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section Four, Merrymount Acres, of record in Book 4460, at Pages 126 and 127, Register's Office for said County.

Said Lot No. 6 fronts 246.30 feet on the westerly margin of Rolling Hills Drive and extends back 469.55 feet on the northerly line and 506.45 feet on the southerly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Michael Lee Chumney and wife, Adora Lee Chumney by Warranty Deed from Debra D. Price and Lawrence H. Price of record in Book 7962, Page 271, Register's Office for Davidson County, Tennessee. The said Michael Lee Chumney and Adora Lee Chumney having since divorced. Adora Lee Chumney is now known as Adora Lee Bruce.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Section Four, Merrymount Acres, of record in Book 4460, Page 126, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein, and further subject to Restrictive Covenants of record in Book 4399, page 771 and Book 5107, Page 729, said Register's Office.

unimproved ( )
This is improved (X) property, known as 8424 Rolling Hills Drive, Nashville, TN 37221
(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 12th day of April, 2006

Michael Lee Chumney

Adora Lee Bruce

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 Michael Lee Chumney and Adora Lee Bruce

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 12th day of April, 2006.

Commission expires March 20, 2010

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 _____ 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