File Box 30

Davidson County DEEDWARR
Recvd: 04/25/06 15:56 2 pgs
Fees:13.00 Taxes:351.50
20060425-0047419

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $95,000.00

Subsribed and sworn before me this the 21st day of April, 2006.

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2008

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600223
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Adrian Zamarripa-Sanchez
3235 Luann Drive
Antioch, TN 37013

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 150-9 Parcel 139

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeff W. Sullivan and wife, Ashley S. Sullivan

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Adrian Zamarripa-Sanchez, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 16-A on the plan of Zone Lot Division Lots 15-18 Cherry Hills, Section 12 as shown on plat of record in Plat Book 6250, pages 174 and 175 and amended in Plat Book 6200, page 342, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Jeff W. Sullivan and wife, Ashley S. Sullivan by Deed dated June 28, 2002 of record in Instrument Number 20020710-0082958, said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 3235 Luann Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 21st day of April, 2006.

Jeff W. Sullivan

Ashley S. Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Jeff W. Sullivan and wife, Ashley S. Sullivan, the bargainors, 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, this 21st day of April, 2006.

My commission expires:

MISTY M. SOHRABI
NOTARY PUBLIC
AT
LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Notary Public