This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/03/06 16:14 2 pgs
Fees:13.00 Taxes:791.43
20060503-0051574

ADDRESS NEW OWNER:
Rickie Wade Wells
3025 Wilford Pack Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

Wells Fargo Bank, N.A.
3480 Stateview Blvd. X7802-019
Ft. Mill, SC 29715

MAP 150-6
GROUP
PARCEL 191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Migdiel E. Perez and wife, Alma W. Perez, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto Rickie Wade Wells, hereinafter called the "GRANTEE", her 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. 37 on the Plan of Resubdivision of Lots 36, 37 and 38 of West Lake Subdivision, of record in Plat Book 6200, page 560, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Midgiel E. Perez and wife, Alma W. Perez by deed from Victor Perex and wife, Carmen S. Perez of record in Book 11280, page 650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 3025 Wilford Pack Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hands this the 27th day of April, 2006.

Migdiel E. Perez

Alma W. Perez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Migdiel E. Perez and wife, Alma W. Perez, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of April, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $213,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 2006.

~~Robert M. Loffi~~ Mark D. Leedom
NOTARY PUBLIC

My Commission Expires: ~~7/19/2008~~ 9/5/09

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.