WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/06 14:56 2 pgs
Fees:13.00 Taxes:512.82

20060504-0052223

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wililamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2006

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/08~~ 2/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chaim Chavarria	SunTrust Mortgage, Inc.	Map 72
1920 Berkshire Drive	201 4th Avenue North, 7th Floor	Group 16
Nashville, TN 37216	Nashville, TN 37219	Parcel 69

FOR AND IN 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

Franklin American Mortgage Co.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chaim Chavarria

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:

Being Lot No. 37 on the Plan of Section Two, Burchwood Gardens of record in Book 2900, page 66, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Franklin American Mortgage Co. by deed from JPMorgan Chase Bank of record in Instrument #20060504-0052222 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1920 Berkshire Drive, Nashville, TN 37216

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 my hand this 8th day of March, 2006.

Franklin American Mortgage Co.

BY: Ellen E. Rauch

Ellen E. Rauch
Vice President

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ellen E. Rauch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Vice President respectively of the Franklin American Mortgage Co. the within named bargainer, and corporation, and that he/she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ellen E. Rauch as such Vice President.

Witness my hand and official seal at office at Franklin, Tennessee on this the 8th day of March, 2006.

My Commission Expires: ~~6/7/2009~~ 1/23/10 Donna G. Vaughn
Notary Public

