Davidson County DEEDWARR
Recvd: 05/10/06 15:22 2 pgs
Fees:13.00 Taxes:416.25

20060510-0055092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $112,500.00

d Estela Barrera
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

March 25, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

TREVA M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Raymundo Barrera and Estela Barrera 1618 Sandlewood Avenue Fullerton, CA 92835	Homecomings Financial Network, Inc. 1687 114th Avenue S.E., Ste 100 Bellevue, WA 98004	043-01-0-176.00

WARRANTY DEED

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, I/WE, **FRED D. CULBREATH, MARRIED AND J. MITCHELL GRISSIM, MARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RAYMUNDO BARRERA AND ESTELA BARRERA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR 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. 9, on the Plan of Section One Pierce Place, as shown on plat of record in Plat Book 5190, page 733, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a part of the property conveyed to Fred D. Culbreath, a married man, a 1/2 undivided interest, and J. Mitchell Grissim, a married man, a 1/2 undivided interest in Instrument No. 20050131-0010977, Register's Office for Davidson County, Tennessee. ✱ 20060510-0055078

J. Mitchell Grissim, Jr. executes this instrument as Attorney-In-Fact on behalf of Fred D. Culbreath, pursuant to the Power of Attorney being recorded in Instrument No. ✱ , Register's Office for Davidson County, Tennessee.
Fred D. Culbreath hereby make oath that the above described property has never been the domicile of Fred D. Culbreath.
J. Mitchell Grissim, hereby make oath that the above described property has never been the domicile of J. Mitchell Grissim.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
1319 PIERCE ROAD, MADISON, TN 37115

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 03/25/06

Fred D. Culbreath
BY: Fred D Culbreath I
J. Mitchell Grissim, Jr.
BA

J. Mitchell Grissim

LTSR Number:

GTE File: 2005121316

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Mitchell Grissim with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN, this the 25th day of March, 2006.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Mitchell Grissim to me known to be the person who executed the foregoing instrument in behalf of Fred D. Culbreath, and acknowledged that J. Mitchell Grissim executed that same as the free act and deed of the said Fred D. Culbreath.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of March, 2006.

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____