THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14627

Davidson County DEEDWARR
Recvd: 05/25/06 13:44 2 pgs
Fees:13.00 Taxes:403.30

20060525-0061670

Property Address:
3525 Magnum Drive, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Velma Watkins and husband, Kenneth Watkins**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan M. Jose, and wife, Selene Jose**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 20 on the Plan of Chapelwood, Section 2, as shown by plat of record in Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Francisco Alduenda, married, dated October 17, 2002, and recorded October 28, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200210280131827.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 3 day of May, 2006.

Velma Watkins {Seal}
Velma Watkins

{Seal}
Kenneth Watkins

State of TENNESSEE
County of DAVIDSON

On this the 3 day of May, 2006, before me, the undersigned officer, personally appeared Velma Watkins and Kenneth Watkins, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $109,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 2nd of May, 2006.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

My Commission expires: 5-3-08

Name of Owner and Property Address:
Jonathan M. Jose and Selene Jose
3525 Magnum Drive
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Jonathan M. Jose and Selene Jose
Resource Bank
P.O. Box 61009
Virginia Beach, VA 23466

Tax Parcel ID#: 086-10-0-039.00