Davidson County DEEDWARR
Recvd: 05/26/06 13:43 2 pgs
Fees:13.00 Taxes:1150.85
20060526-0062358

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $311,040.00

Affiant

Subscribed and sworn before me this the 22nd day of May, 2006.

Notary Public
My commission expires: 7-21-07

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Isaiah S. Gant 936 Wonderland Pass Hermitage, TN 37076	Wachovia Mortgage Corporation 1100 Corporate Center Dr Raleigh, NC 27607	086-04-0-B10800CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jose A. Orozco and wife, Alina R. Orozco, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Isaiah S. Gant and wife,Rawan Sanitwong-Gant, as tenants by the entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 79, as shown on the map entitled Section Four, Sunset Oaks, of record in Plat Book 9700, page(s) 569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSE A. OROZCO AND WIFE, ALINA OROZCO, by deed from B & P DEVELOPMENTS, INC., of record as Instrument No. 20031031-0160018, dated October 30, 2003, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 936 Wonderland Pass, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of May, 2006.

Jose A. Orozco

Alina R. Orozco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jose A. Orozco and Alina R. Orozco, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2006.

My commission expires:
7-21-07

Notary Public

