Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 207
Nashville, TN 37214
Ph: (615) 883-5882 Fax: (615) 883-7543

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $108,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2006.

Notary Public
My commission expires:

04-0605-52698

Address of New Owner:	Send Tax Bills to:	Tax Information
Irazema Fuentes 4045 Pepperwood Drive Antioch TN 37013	Same as new Owner	165-13-0-A-175.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephanie A. Hibbett, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Irazema Fuentes, a single woman, hereinafter called the Grantees, their successors 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. 413, on the Plan of Section Eight, Peppertree Forest, a Planned Unit Development, of record in Book 7900, Page 652, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Hibbett, III and wife, Stephanie A. Hibbett by deed from Allen Earps and wife, Betty Earps, dated September 22, 1994, of record in Book 9476, Page 696, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stephanie A. Hibbett by quitclaim deed from James R. Hibbett, III, dated April 26, 2002, of record in Instrument No. 20020426-0051727, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4045 Pepperwood Drive, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Davidson County DEEDWARR
Recvd: 06/07/06 10:24 2 pgs
Fees:13.00 Taxes:401.45
20060607-0067373

WITNESS my hand this 2nd day of June, 2006.

Stephanie A. Hibbett

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie A. Hibbett, 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 in Smyrna, TN, this 2nd day of June, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 8/16/0

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08