FILE NO. SP44680

FORM NO. WD-1

#8912
27168

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE XX2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TINA L. COX (NAME)	Decision One Mtg (NAME)	149-7-A-7
705 Dover Glen Dr. (STREET ADDRESS OR ROUTE NUMBER)	1060 W. A. Jones Dr. (STREET ADDRESS)	2DX 8596
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Charlotte, NC 28287 #1000 (CITY) (STATE) (ZIP)	

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, **FRANCISCO NAVA AGUIRRE and APRIL A. NAVA, Husband and Wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TINA L. COX**

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Chelsea Village, of record in Book 7900, Pages 119-121, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to Francisco Nava Aguirre and April A. Nava by Quitclaim Deed from Eric Crafton and wife, Miiko Crafton of record in Book 11756, page 154, Register's Office for Davidson County, Tennessee and being the same property conveyed to Eric Crafton by deed from The Farazmand Family 1994 Trust of record in Book 11294, Page 611, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/12/06 12:59 2 pgs
Fees:13.00 Taxes:550.93
20060612-0069689

This is unimproved ( ) improved (X) property, known as **705 Dover Glen Drive, Antioch, Tennessee 37013**
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 5th day of June, XX 2006

FRANCISCO NAVA AGUIRRE

APRIL A. NAVA

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANCISCO NAVA AGUIRRE and APRIL A. NAVA

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of June, 19~~xx~~2006

Notary Public

Commission Expires 5/22/10

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

WARRANTY DEED

FROM

TO