THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03069

Davidson County DEEDWARR
Recvd: 06/13/06 09:14 2 pgs
Fees:13.00 Taxes:435.86
20060613-0070032

Property Address:
3790 Pin Hook Road, Antioch, TN 37013 ---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, **Augustos Campos**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Ana Velis, and Humberto Vallejo, as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Pin Hook Road, same being the southwest corner of said tract; thence north along the westerly line of said tract, 143 feet to a point; thence continuing with said line, North 3 degrees 45 minutes East 157 feet to the northwest corner of said tract; thence South 85 degrees East along the northerly line of said tract, 146 feet to a point; thence in a southerly direction to a point in the center of said Pin Hook Road, 15 minutes west 128 feet to the point of beginning.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Maria L. Urtubees and Mari D. Beerman, dated July 31, 2002, and recorded August 9, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200208090096355.

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

GRANTOR does for Grantor and Grantor's 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 Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 28th day of April, 2006.

{Seal}

Augu

State of TENNESSEE
County of DAVIDSON

On this the 28th day of April, 2006, before me, the undersigned officer, personally appeared Augustos Campos, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

E. DWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

E. Dwayne Lannom
Notary Public

My Commission expires: 11 May 09

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $117,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shauna Daniels
Affiant

Sworn to and subscribed before me this the 28th of April, 2006.

E. DWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

E. Dwayne Lannom
Notary Public

My Commission expires: 11 May 09

Name of Owner and Property Address:
Ana Velis and Humberto Vallejo
3090 Pin Hook Road
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Market Street Mortgage Corporation
P.O. Box 22128
Tampa, FL 33622Ana Velis and Humberto Vallejo

Tax Parcel ID#: 164-00-0-103.00