WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

David Webber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2006

Notary Public

MY COMMISSION EXPIRES: 9/30/06
(AFFIX SEAL)

JANE GRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 06/14/06 10:52 2 pgs
Fees:13.00 Taxes:673.40

20060614-0070743

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jessica Munoz	America's Wholesale Lender	Map 136
584 Rural Hill Rd.	750 Old Hickory Blvd.; #180	Group 9
Nashville, TN 37217	Brentwood, TN 37027	Parcel 5

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

Paul D. Damron and wife, Charlene Damron

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jessica Munoz, married

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 part of Lot No. 71 and 72 on the Plan of Edge-O-Lake Estates, Section Four, as of record in Book 3600, Page 88, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 71, beginning at the common corner of Lots Nos. 71 and 72, thence all of Lot No. 71 as of record in Book 3600, Page 88, Register's Office for Davidson County, Tennessee, except for any right of way of roads, drainage or flowage easements as of record in Book 4037, Page 724, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 80 feet on the easterly side of Rural Hill Road, and runs back between parallel lines, 150 feet to a line in the rear measuring 80 feet thereon.

Being the same property conveyed to Paul D. Damron and wife, Charlene Damron, by deed from Houston T. Ezell and Charles D. Whorley, of record in Book 4608, Page 190, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 88, said Register's Office; (3) Sewer Easement to Metro Government of record in Book 8860, Page 421, said Register's Office; (4) Deed and Roadway Easement to State of Tennessee of record in Book 4037, Page 724, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 584 Rural Hill Rd., Nashville, TN 37217

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 hands this 24th day of April, 2006.

Paul D. Damron

Charlene Damron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul D. Damron and wife, Charlene Damron, 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 24th day of April, 2006.

My Commission Expires: 2/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

After recording Return To

Heritage Title Services
5115 Isabella Lane Unit 5
Brentwood , TN 37214