Box 13 # 11672

Davidson County DEEDWARR
Recvd: 06/15/06 12:13 2 pgs
Fees:13.00 Taxes:407.00
20060615-0071404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2006.

Notary Public

My Commission Expires: 7-25-09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brigido Suarez Nunez

438 Kinsey Boulevard
Madison, Tennessee 37115

SEND TAX BILLS TO:
~~NEW OWNER~~
GMAC Mortgage Corp.
100 Witmer Rd.
Horsham, PA. 19044-0963

MAP-PARCEL NUMBERS:

52-03-23

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Birkhead and wife, Kathy Birkhead hereinafter referred to as Grantors, hereby transfers and conveys to Brigido Suarez Nunez, married, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 22 on the unrecorded Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land, according to a survey made and completed by T.W. Briley, County Surveyor, on October 7, 1937.

Said Lot No. 22 fronts 50 feet on the westerly margin of Kinsey Boulevard and extends back 140 feet on the southerly line and 150 feet on the northerly line to a dead line which measures 50 feet.

Being the same property conveyed to Robert Birkhead and wife, Kathy Birkhead by Deed from Wilson R. Kilgore and wife, Patsy G. Kilgore, of record in Book 7923, page 921, Register's Office for Davidson County, Tennessee, dated August 24, 1989.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 438 Kinsey Boulevard, Madison, TN 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 31st day of May, 2006.

Robert Birkhead by Kathy Birkhead attorney in fact

Robert Birkhead

Kathy Birkhead

Kathy Birkhead

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathy Birkhead, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2006.

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 10/10/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Kathy Birkhead with whom I am personally acquainted and who proved herself to be the attorney-in-fact for Robert Birkhead who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Robert Birkhead.

Witness my hand and official seal this 31st day of May, 2006.

Notary Public

My Commission Expires: 10/10/09