RETURN TO:

First National Financial Title

25 Century Blvd., Ste. 203 **Nashville, TN. 37214** N-4729	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,600.00 Affiant Subscribed and sworn to before me, this 23rd DAY OF June, 2006. Notary Public MY COMMISSION EXPIRES: 9-16-07 (AFFIX SEAL)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/06 12:35 2 pgs
Fees:13.00 Taxes:490.62

20060626-0075966

ET-06-0387

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo Cardenas	Chase Home Finance LLC ~~Alfredo Cardenas~~	
907 Bexhill Court South	(NAME) PO Box 47020 ~~907 Bexhill Court South~~	064-16-0C-077.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Doraville, GA 30362 ~~Hermitage, TN 37076~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN J. KARAIN AND WIFE, TAMMY KARAIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALFREDO CARDENAS AND WIFE, TATIANA RODRIGUEZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 30, PLAN OF WEMBLEY DOWNS, SECTION FOUR, as shown on plat of record in Plat Book 7900, Page 456, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin J. Karain and wife, Tammy Karain by Warranty Deed from Joseph W. Agnetta, unmarried, recorded on the 9th day of May, 2000 in Instrument No. 200005090046983, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8304, Page 623, as amended in Book 8447, Page 633, supplemented in Book 8587, Page 268, Book 8646, Page 529 and Book 8797, Page 915, and any future amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws of Wembley Downs Homeowners Association, Inc. recorded in Book 9522, Page 349.

Charter for Wembley Downs Homeowners Association, Inc. recorded in Book 8404, Page 718.

Matters appearing on the plat recorded in Plat Book 7900, Page(s) 456, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

This conveyance is subject to any and all existing restrictions and easements of record if any.

unimproved ( )
This is improved (X) property, known as 907 Bexhill Court South, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of June, 2006.

Kevin J. Karain

Tammy Karain

STATE OF Tennessee

COUNTY OF Davidson

On this the , before me personally appeared Kevin J. Karain and wife, Tammy Karain to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 09-16-07

(SEAL)

BEVERLY J. HEATHERLY

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520