McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Melissa Cusick
Affiant

Subscribed and sworn to before me, this 28th day of June, 2006

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/06 10:07 2 pgs
Fees:13.00 Taxes:471.75

20060705-0079886

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yessenia Galvan-Arias	New Owner	134-13
(NAME)	(NAME)	(MAP)
276 Paragon Mills Road		264.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David Alan Bubbus, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Yessenia Galvan-Arias, married, and Rogelio Galvan-Chavez, unmarried, as joint tenants with the right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 5, on the Plan of Phase One, Woodland Hills, of record in Plat Book 6900, pages 666-669, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David Alan Bubbus by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Developmment of Washington D.C., dated December 15, 2003, of record in Instrument No. 20031230-0183746 as re-recorded in Instrument No. 20040128-0010960, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 276 Paragon Mills Road, Nashville, Tennessee 37211

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 my/our hand(s) this 28th day of June, 2006.

David Alan Bubbus

STATE OF Arkansas

COUNTY OF ~~Williamson~~ Pulaski

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Alan Bubbus; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at ~~Brentwood~~ Little Rock, Arkansas, ~~Tennessee~~, on this the 28th day of June, 2006.

~~Amy Harris~~ Lisa M. Abshire

Notary Public

My Commission Expires: ~~10-11-13~~

Lisa M. Abshire, Notary Public
Pulaski County, Arkansas
My Commission Expires 5-14-2007