Box 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $168,500.00.

Map & Parcel No. 75-12-5.00

Address of New Owner:
Urbano & Alfredo Sanchez-Fonseca
812 Luxemburg Drive
Hermitage, TN 37076

Send Tax Notices To:
Southeast Financial Federal Credit Union
444 James Robertson Pkwy.
Nashville, TN 37219

USF Urbano Sanchez Fonseca
AFFIANT

Sworn to and subscribed before me this 28th day of June, 2006.

NOTARY PUBLIC My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY J. WAYNE THOMAS
My Commission Expires NOV. 14, 2009

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, GLENN D. RAGLAND, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto URBANO SANCHEZ-FONSECA, a married person, and ALFREDO SANCHEZ-FONSECA, an unmarried person, hereinafter referred to as Grantees, their heirs and assigns forever, all of their/his/her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 812 Luxembourg Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 4675, page 140, in the Register's office for Davidson County, Tennessee; to restrictive covenants of record at Book 4793, page 157, and made applicable to Section 3 at Book 4849, page 767 and amended at Book 5020, page 58, Book 5028, page 357, Book 5545, page 321, and Book 6017, page 179, in said register's office; and to the 2006 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

THE SPOUSE OF GRANTOR Glenn D. Ragland, JILL RAGLAND, joins in this conveyance, transferring whatever marital or other interest she may have in the subject real property to the Grantees herein.

IN WITNESS WHEREOF, the said GLENN D. RAGKLAND AND JILL RAGLAND have hereunto set their signature, this 28th day of June, 2006.

GLENN D. RAGLAND **JILL RAGLAND**

Davidson County DEEDWARR
Recvd: 07/05/06 11:39 2 pgs
Fees:13.00 Taxes:623.45
20060705-0080066

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 GLEN D. RAGLAND and wife, JILL RAGLAND, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 28th day of June, 2006.

My commission expires: NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY J. WAYNE THOMAS
My Commission Expires NOV 14, 2009

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Exhibit "A": Legal Description.
Glenn D. Ragland.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, page 140, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Glenn D. Ragland, unmarried, by Warranty Deed from Neal P. Waters and wife, Karita M. Waters, of record in Book 10085, page 486, dated 06/12/96, recorded 06/13/96, in the Register's Office of Davidson County, Tennessee.