ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/06 12:39 2 pgs
Fees:13.00 Taxes:479.15
20060706-0080891

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 129,500.00

Jim Edwards
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 14, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01573 OBAS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Magalie M. Obas	same	MAP:
417 Scotts Creek Trail		Parcel:75-12A 118.00CO
Hermitage, TN 37076		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LUIS FRANCISCO PALACIOS, AN UNMARRIED MAN, AND
LUZ ELENA FIGUEROA, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Magalie M Obas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 417 Scotts Creek Trail, Hermitage, TN 37076

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 26th day of June, 2006.

Luis Francisco Palacios
Luis Francisco Palacios

Luz Elena Figueroa
Luz Elena Figueroa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LUIS FRANCISCO PALACIOS AND LUZ ELENA FIGUEROA, the bargainor(s), 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 Brentwood, Tennessee , this 26th day of June, 2006.

Notary Public

My Commission Expires: May 14, 2008

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Lot 82, GREER MEADOWS AT CEDAR CREEK, SECTION 3, PHASE 1, as shown on plat of record in Instrument No. 20010920-0101748, 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 Luis Francisco Palacios, An Unmarried Man and Luz Elena Figueroa, An Unmarried Woman, as Joint Tenants of Survivorship by Warranty Deed from Capitol Homes Inc., recorded on the 4th day of June, 2003 in Instrument No. 20030604-0076471, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.