WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/06 15:49 2 pgs
Fees:13.00 Taxes:444.00

20060720-0087965

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 12-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles Hill Beaty, BPR#2282, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Maldonado, Jr. (NAME)	New Century Mortgage Corporation (NAME)	Map 64-9
4433 South Trace Boulevard (ADDRESS)	P.O. Box 11052 (ADDRESS)	Parcel 259
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Orange, CA 92856-8152 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Marietta Hackett Chenault, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Maldonado, Jr., unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Southfork, Section Two, as of record in Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Howard R. Chenault, unmarried by deed dated May 4, 1990 from Ken Lokey Homes, Inc. of record in Book 8104, Page 212, Register's Office of Davidson County, Tennessee. The aforementioned Howard R. Chenault has since expired in testate on October 14, 2005. He was without child or spouse, therefore the property shall be vested in his only living heir, his mother, Marietta Hackett Chenault.

unimproved ☐

This is improved ☒ property, known as 4443 South Trace Blvd., Old Hickory, TN 37138
(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 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 hand this 14th day of July, 2006.

Marietta Hackett Chenault
Marietta Hackett Chenault

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marietta Hackett Chenault, the bargainor, with whom I am personally acquainted, or has proven with satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee this the 14 day of July, 2006.

Commission expires: 02/06/07

Brenda Baber

Notary Public

BRENDA BABER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY