TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Prepared by:
Reli, Inc.
229 Ward Circle C-23
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/27/06 09:02 2 pgs
Fees:13.00 Taxes:407.00
20060727-0090684

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 30th of June, 2006.

Notary Public
My commission expires: 6-27-09

Address of New Owner:	Send Tax Bills to:	Tax Information
Guadulupe Villanueva 313 Rose Street Nashville, TN 37210	Synovus Mortgage Corp. 2204 Lakeshore Dr. Ste 325 Birmingham AL 35209	119-01-0-298.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Wakefield, married, and Clyde A. Watson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Guadulupe Villaneuva, hereinafter called the Grantees, their successors and assigns, 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. 139, on the Plan of Overhill City and W. H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries, as shown on plat of record in Plat Book 332, page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jason Wakefield and Clyde A. Watson in Instrument 20010712-0074552 recorded 7/12/2001, Register's Office for Davidson County, Tennessee. Belinda Wakefield, spouse of Jason Wakefield, joins in the execution of this instrument to convey any marital interest she may have in subject property.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 313 Rose Street, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of June, 2006.

Jason Wakefield

Clyde A. Watson

Belinda Wakefield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Wakefield, Belinda Wakefield and Clyde A. Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of June, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

