This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006060053

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~Tennessee~~ Williamson

The actual consideration or value, whichever is greater, is $164,900.00

Sworn to and subscribed before me this 21st day of July, 2006.

Affiant

Notary Public

My Commission Expires: 5/26/09

Davidson County DEEDWARR
Recvd: 07/27/06 15:18 2 pgs
Fees:13.00 Taxes:610.13
20060727-0091156

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:
Luis Giancarlo Asencio
1229 Alandee Street
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
52-13-B-311

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shawn M. Duncan and wife, Holly K. Duncan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Luis Giancarlo Asencio and wife, Norma Lorena Asencio**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Lot 41, RIVER GLEN, PHASE 3, SECTION 3, as shown on plat of record in Instrument No. 20020917-0113232, 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 Shawn M. Duncan, husband and wife, Holly K. Duncan by Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, recorded on

the 11th day of December, 2003 in Instrument No. 20031211-0177835, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **1229 Alandee Street, Nashville, TN 37214.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of July, 2006

Shawn M. Duncan

Holly P. Duncan

Holly K. Duncan

STATE OF Tennessee

COUNTY OF DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Shawn M. Duncan and Holly K. Duncan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2006.

Notary Public
DeKalb County
State of Georgia
My Commission Expires Dec 13, 2009

DeKalb County, GA NOTARY PUBLIC

BUYER PEK602 - BOZDAG