WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2006

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Pablo C. Munoz		Map 162
254 Cedarview Dr.	New Owner	Group 13-0
Antioch, TN 37013		Parcel 096.00

FOR AND IN 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, we

Kevin McClelland and wife, Shelley McClelland

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Pablo C. Munoz

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 31, on the Plan of Monte Carlo Estates, Section 1, of record in Plat Book 4675, Page 68, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin McClelland and Shelley McClelland by deed from Martha Lynn Smith and Phil Segraves of record in Instrument 20021122-0145506, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4781, Page 858, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 68, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 254 Cedarview Dr., Antioch, TN 37013

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 our hands this 1st day of August, 2006.

Kevin McClelland

Shelley McClelland

Shelley McClelland

Davidson County DEEDWARR
Recvd: 08/04/06 08:20 2 pgs
Fees:13.00 Taxes:475.45

20060804-0095209

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 Kevin McClelland and Shelley McClelland, 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 Nashville, Tennessee, this 1st day of August, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.