27-A 2043

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2006.

Notary Public
My commission expires: 9/22/07

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

Davidson County DEEDWARR
Recvd: 09/01/06 09:05 2 pgs
Fees:13.00 Taxes:342.25

20060901-0108116

Address of New Owner:	Send Tax Bills to:	Tax Information
Guadalupe Martinez 3010 Mossdale Drive Antioch TN 37013	Bank of America, N.A. 275 S. Valencia Ave. 1st Floor Brea, CA. 92823-6340	150-06-0-202.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Kimberly T. Sloan and Donald T. Sloan, wife and husband, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Guadalupe Martinez and Elmer Acevedo, Wife and Husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot #51 on the Plan of Cherry Hills, Section 11-A, on the plat of record in Plat Book 5200, page 730*, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

*and Amended in Plat Book 6250,page 134,

Said part of Lot being Lot 51-B on the Plan of Zone Lot Division of 48, 49, 50, 51, 52, and 53 of Cherry Hills, Section 11-A of record in Book 6250, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kimberly T. Sloan and Donald T. Sloan, wife and husband in Instrument No. 20041015-0124426, recorded 10/15/2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Easements, or claims of easements, not shown by the public records; (2) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show; (3) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (4) Taxes for the year 2006, a lien, which are not yet due and payable. Tax Parcel No. 150-06-0-202.00; (5) All matters shown on Plat recorded in Book 5200, page 370 and Book 6250, page 134; (6) Restrictive Covenants of record in Book 6436, page 644. 10) Agreement of record in Book 4550, page 876; (7) Power of Attorney of record in Instrument No. 20060510-0055037.

This property is improved property known as 3010 Mossdale Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 25th day of August, 2006.

Kimberly T. Sloan, by Donald T. Sloan, Attorney in Fact

Donald T. Sloan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald T. Sloan, 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 Franklin, Tennessee, this 25th day of August, 2006.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6-27-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On August 25, 2006, before me personally appeared, Donald T. Sloan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kimberly T. Sloan, and who acknowledged that he executed the same as the free act and deed of Kimberly T. Sloan.

Witness my hand, at office, this 25th day of August, 2006.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My commission expires: 6-27-09

FILE NO: TN2006070222