This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006080009

Davidson County DEEDWARR
Recvd: 09/05/06 10:02 2 pg
Fees:13.00 Taxes:499.50
20060905-0109014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$135,000.00**

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 31st day of August, 2006.

Abel Carapia-Rosas
Affiant

Kathy J Byers
Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Abel Carapia Rosas 832 Brooks Avenue Madison, TN 37115	America's Wholesale Lender P. O. Box 660694 Dallas, TX 75266-0694	04305007500

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, **Matt Manson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Abel Carapia Rosas, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 OF BLOCK "E" ON THE MAP OF CRESTVIEW ESTATES, OF RECORD IN BOOK 843, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO MATT MANSON, BY WARRANTY DEED FROM E. MARK TURNER, RECORDED ON THE 3RD DAY OF MAY, 2006, IN INSTRUMENT NO. 20060503-0051374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: Plan of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee; 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 **832 Brooks Avenue, Madison, TN 37115.**

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 31st day of August, 2006

Matt Manson

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 31st day of August, 2006.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY