(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/06 14:10 2 pgs
Fees:13.00 Taxes:406.63

20060906-0110203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2006.

Notary Public:

MY COMMISSION EXPIRES: July 20, 2008
(AFFIX SEAL)

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:
Juan Ramon Fuentes Bonilla	Southeast Financial Fed. Credit Union	Map 149
4725 Debra Drive	444 James Robertson Parkway	Group 09.00
Antioch, TN 37076	Nashville, TN 37219	Parcel 29.00

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

Jerald R. Poteete and wife, Carolyn B. Poteete

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

Juan Ramon Fuentes Bonilla and wife, Gloria Saravia de Martinez

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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Debra Heights, Section 3, of record in Book 4175, Page 6, Register's Office for said County, as follows:

Said Lot No. 37 fronts 90 feet on the northwesterly side of Debra Drive and runs back 131.83 feet on the northeasterly line and 135.48 feet on the southwesterly line to a dead line measuring 67.62 feet thereon.

Being the same property conveyed to Jerald R. Poteete and wife, Carolyn B. Poteete, by deed dated January 20, 1969, from O.W. Cooper and wife, Helen B. Cooper, of record in Book 4304, page 696, said Register's Office.

This conveyance is subject to (1) 2006 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Book 4175, page 6, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4206, page 805, 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 4725 Debra Drive, Antioch, TN 37076

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 31st day of August, 2006.

Jerald R. Poteete

Carolyn B. Poteete

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 Jerald R. Poteete and Carolyn B. Poteete, 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 this 29th day of August, 2006.

My Commission Expires: 3/31/07

Notary Public

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