WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/06 10:48 2 pgs
Fees:13.00 Taxes:677.10
20060914-0114009

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(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:
Miguel Arenal Molina	**Banco Poplar**	Map 164
209 Stonedale Way	**9600 Longpoint, Suite 200**	Group 10-0-A
Antioch, TN 37013	**Houston, TX 77055**	Parcel 30 CO

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

Angela D. Carter and husband, Kelly L. Carter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Miguel Arenal Molina**, **a married person**, and wife Angela Gomez Montalvo 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. 30, on the Plan of Village One Summerfield, of record in Instrument 200002110014170, 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 Angela D. Carter, a married woman by deed from KBRG of Nashville, LLC, of record in Instrument 20030319-0036100, dated March 14, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10774, Page 945; Book 11588, Page 484; Book 11669, Page 376; Instrument 20010308-0021946; Instrument 20030527-0071167; Instrument 20030527-0071168; Book 11648, Page 662; Instrument 20010504-0046260; and Instrument 20010504-0046261, 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 Instrument 200002110014170; and (3) Easement to Southern Bell of record in Book 1141, Page 327, said Register's Office.

The said Kelly L. Carter joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney of record in Instrument 20060914-0114008, 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 209 Stonedale Way, 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 8th day of September, 2006.

Angela D. Carter by Kelly L Carter AIF
Angela D. Carter

Kelly L. Carter
Kelly L. Carter

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 Kelly L. Carter, 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 and official seal at Nashville, Tennessee, this 8th day of September, 2006.

My Commission Expires: 3/31/07

Notary Public

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

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, Kelly L. Carter, 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 on behalf of Angela D. Carter as her Attorney in Fact as the free act and deed of the within named Angela D. Carter.
Witness my hand and official seal at Nashville, Tennessee the 8th day of September, 2006.

My Commission Expires: 3/31/07

Notary Public

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