This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060685

Davidson County DEEDWARR
Recvd: 09/19/06 15:09 2 pgs
Fees:13.00 Taxes:488.40
20060919-0116106

Send Tax Bills To:
PREMIER MORTGAGE FUNDING
3001 EXECUTIVE DRIVE, STE. 330
CLEARWATER, FLORIDA 33762

New Owner is:
1121 Jackson Valley
Hermitage, TN 37076

MAP: 086-08-0-040.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Matthew S. Cauthen and wife Polly Mae Cauthen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ramon Ramirez-Leon and wife, Alba Yanet Portillo**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Jackson's Retreat Phase V-A of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee.

SAID Lot No. 206 fronts 61.22 feet on the northerly margin of Jackson's Valley Road and extends back 110.43 feet on the northerly line and 106.05 feet on the southerly line to a broken line in the rear measuring 80.40 feet thereon.
(See Deed in Book 6736, Page 841 for legal description.)

Being the same property conveyed to Matthew S. Cauthen and Polly Mae Cauthen, husband and wife, by Warranty Deed from Lee Ziady and wife, Lika Ziady and George Ziady and wife, Nicole Ziady, of record in Instrument # 20001219-0124448, Register's Office for Davidson County, Tennessee, date December 15, 2000 and recorded 19, 2000.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of September, 2006.

GRANTOR:

Matthew S. Cauthen

Polly Mae Cauthen

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew S. Cauthen and wife Polly Mae Cauthen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of September, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NOXIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

SWORN TO and subscribed before me this 12th day of September, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07