WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/06 08:31 2 pgs
Fees:13.00 Taxes:499.50

20061012-0126635

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October, 2006..

Notary Public

MY COMMISSION EXPIRES: . 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector Loja	SAME	052.02-0-254.00
(NAME)	(NAME)	
183 Caretera Kilometer 14, 9 V		
(ADDRESS)	(ADDRESS)	
PR Juncos, NY 00777		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Phillip Danny Dean and wife, Diane Marie Dean, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hector Loja, 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:

* AND WIFE, ALICIA RIVERA

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. 5 on the Plan of Rainbow Terrace, Section II-B, as of record in Book 1835, page 85, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Neely's Bend Road, on the common corner of Lot 5 and 6; thence with the line between said lots, northerly 400.9 feet to a point; thence easterly 105.3 feet to the westerly margin of Randy Road; thence with the margin of said Road, southerly 381.3 feet to the beginning of a curve; thence along said curve, southwesterly 41.1 feet to a point on the northerly margin of Neely's Bend Road; thence with the margin of said Road, westerly 86.2 feet to the beginning.

Being the same property conveyed to Phillip Danny Dean, unmarried, by deed from A.J. Allen, Jr., unmarried, dated May 15, 2001 and recorded May 16, 2001, of record as Instrument No. 20010516-0050945, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 819 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10th day of October, 2006.

Phillip Danny Dean

Diane Marie Dean

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 Phillip Danny Dean and wife, Diane Marie Dean, 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 Brentwood, Tennessee, this 10 day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 5/30/07

