THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25975-10-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me this 17th day of October, 2006. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Phylecia Nunley Fonseca Manuel Fonseca 605 Hicks Road Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.128.10-0 Parcel No. 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia Elaine Duffel, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phylecia Nunley Fonseca and husband, Manuel Fonseca** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Billy G. Duffel, spouse of Julia Elaine Duffel, hereby joins in the execution of this instrument to convey any and all marital interest he may have in subject property.

This is improved property located at 605 Hicks Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of October, 2006.

Julia Elaine Duffel

Billy G. Duffel

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julia Elaine Duffel and Billy G. Duffel**, 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, at office, this 17th day of October, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/27/06 13:45 2 pgs
Fees:13.00 Taxes:499.50

20061027-0133665

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Stacy Square Section 2, as of record in Plat Book 4175, page 30, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Julia Elaine Duffel, Married by Corrective Quitclaim Deed dated March 8, 1999 from Robert Rutherford, Trustee of record in Book 11380, page 854, Register's Office for Davidson County, Tennessee. Being further conveyed to Julia Elaine Duffel and husband, Billy Duffel, by Quitclaim Deed in Instrument No. 20000111-0003646 and further conveyed to Julia Elaine Duffel, Married, by Quitclaim Deed of record in Instrument No. 20000114-0005084, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 4175, page 30, Register's Office for Davidson County, Tennessee.