McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2006.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009
(Notary Stamp)

Expiration of commission.

Davidson County DEEDWARR
Recvd: 10/31/06 11:09 2 pgs
Fees:13.00 Taxes:721.50
20061031-0134935

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roberto A. Zepeda	**CTX Mortgage Company**	**Map 172-8, Parcel 46**
440 Kinhawk Drive	**236 Centerview Drive, Suite 233**	
Nashville, TN 37211	**Brentwood TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Joseph A. Belew and wife, Wendy L. Belew

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roberto A. Zepeda, a married man

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. 60 on the Plan of Forest Acres Estates, Section 2 of record in Book 4175, page 128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph A. Belew and wife, Wendy L. Belew, by Warranty Deed, from Mary Nell May, an unmarried person, of record in Book 9167, page 166, Dated November 23, 1993, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4175, page 128, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4424, page 976, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 440 Kinhawk Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 27th day of October, 2006.

Joseph A. Belew

Wendy L. Belew

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Joseph A. Belew and wife, Wendy L. Belew , the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2006.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: JULY 18, 2009

File #: **06809-JM**

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027