This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006100035

Davidson County DEEDWARR
Recvd: 11/02/06 09:50 2 pgs
Fees:13.00 Taxes:340.40
20061102-0136052

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is **$92,000.00**

Sworn to and subscribed before me this 31st day of October, 2006.

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

FRANCISCO R. BALDERAS
Affiant

Notary Public

Address of New Owner: Numbers:	Send Tax Bills to:	Map-Parcel
Francisco R. Balderas 4006 Liberty Street Old Hickory, TN 37138	Banco Popular North America P.O. Box 4503 Oak Park, IL 60303-4503	06308011800 & 06308002601

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew B. Manson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Francisco R. Balderas, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 123 feet of Lots Nos. 13 and 15, and the westerly 123 feet of the northerly 16-1/3 feet of Lot No. 17 of Block "W" on the map of Hadley Bend City Subdivision, as of record in Book 421, Page 120, Register's Office for said county.

Said part of Lots 13, 15 and 17 front together 66-1/3 feet on the easterly side of Liberty Street and extend back between parallel lines 123 feet to a dead line.

FRB

Description taken from said Deed of Correction of record in Instrument No. 20060920-0116555, Register's Office for Davidson County, Tennessee, which combined the descriptions of Parcels 118 and 26.01.

Being the same property conveyed to Matthew B. Manson, unmarried, by deed from Philip Rainey, and wife, Maia Lopez Rainey a/k/a Maria Lopez Rainey, dated September 15, 2006, of record in Instrument No. 20060920-0116556, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Book 421, Page 120, Register's Office for said county; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **4006 Liberty Street, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of October, 2006

Matthew B. Manson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Matthew B. Manson, unmarried**, the within named bargainor, 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, at office, this 31st day of October, 2006.

Notary Public

My Commission Expires:

