WARRANTY DEED

ET-06-0595

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-30-10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Hernandez	Washington Mutual Bank, F.A.	
432 K C Court (ADDRESS)	(NAME) 7887 E. Belleview Avenue, Suite 700 (ADDRESS)	52-5-278
Madison, TN 37115 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HERMILA SALCEDO AND HUSBAND, MIGUEL TAPIA
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSE HERNANDEZ, UNMARRIED AND MARIA ELENA PENA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 5, MONTAGUE SUBDIVISION, RESUBDIVISION OF LOTS 4-8, SECTION 2, RESUBDIVISION OF THE RESERVE PARCEL, as shown on plat of record in Plat Book 9700, Page 372, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hermila Salcedo and husband, Miguel Tapia by Warranty Deed from Vicky L. Strickland and husband, Johnnie R. Strickland, recorded on the 29th day of July, 2002 in Instrument No. 20020729-0090707, in the Register's Office of Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTAGUE SUBDIVISION, RESUBDIVISION OF LOTS 4-8, SECTION 2, RESUBDIVISION OF THE RESERVE PARCEL, as recorded in Plat Book 9700, Page(s) 372.

Easement for Right of Way for Gas Pipeline recorded in Book 8654, Page 833.

Easement for Water Main recorded in Book 8680, Page 701.

Easement for Sanitary Sewer recorded in Book 8855, Page 509.

Subject to any and all restrictions and easements of record if any.

Davidson County DEEDWARR
Recvd: 11/06/06 09:48 2 pg
Fees:13.00 Taxes:444.00

20061106-0137561

unimproved ( )

This is improved (X) property, known as 432 K C Court, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of October, 2006.

Hermila Salcedo
Hermila Salcedo

Miguel Tapia
Miguel Tapia

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 27th day of October, 2006, before me personally appeared Hermila Salcedo and husband, Miguel Tapia
to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of October, 2006.

Connie J Buchanan

Notary Public

My Commission Expires: 6-30-10

(SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY TN

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520