Davidson County DEEDWARR
Recvd: 11/15/06 10:40 2 pgs
Fees:13.00 Taxes:388.50

20061115-0141774

WARRANTY DEED

B-CL-06-4440

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF November, 2006.

Notary Public

JENNIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 6/3/2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Basilio S. Cabrera	Silver State Financial (NAME)	
576 Noel Drive (ADDRESS)	2485 Village View Dr. 3rd Floor (ADDRESS)	87-13-9.00
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Henderson, NV 89074 (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 ANTHONY D. JOSUE AND CARI L. JOSUE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BASILIO S. CABRERA AND LILLIAN CABRERA AND JONATHAN JOSE AND SELENE JOSE, 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, State of Tennessee, described as follows, to-wit:
Being Lot No. 163 on the Plan of Gina Hill as shown by plat of record in Plat Book 5800, page 75, of record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

(a) Being the same property conveyed to Michael S. Veillon and Robin Veillon by deed (DEEDWARR) from Maher H. Khader, unmarried of record in Instrument No. 200102050010789 on 01/29/2001 and filed for record on 02/05/2001 , Register's Office for said County.

(b) Being the same property conveyed to Anthony D. Josue and Cari L. Josue, husband and wife by deed (DEEDWARR) from Michael S. Veillon and wife, Robin Veillon of record in Instrument No. 200512090148161 on 11/21/2005 and filed for record on 12/09/2005 , Register's Office for said County.

The above described property is subject to a) 2006 property taxes, which have been prorated and assumed by the grantor(s) herein; b) instruments of record in Book 5800, Page 75; Book 5903, Page 672, said Register's Office; and c) any and all matters of record in the Register's Office not stated herein.

unimproved ( )
This is improved (X) property, known as 4440 and 4442 Gina Brook Drive, Hermitage, Tennessee 37076
(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 10th day of November, 2006.

Anthony D. Josue

Cari L. Josue

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony D. Josue and Cari L. Josue, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2006.

Notary Public

My Commission Expires: JAN 18, 2008

(SEAL)

MANDEEP SINGH SANDHU
Commission # 1463698
Notary Public - California
Kern County
My Comm. Expires Jan 18, 2008

RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903