WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/06 08:52 2 pgs
Fees:13.00 Taxes:440.30

20061122-0144857

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Amanda Minor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2006

Notary Public:

STATE OF TENNESSEE NOTARY PUBLIC — LORI C. WARREN — COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/29/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bradley Dickens	NEW OWNER	Map 74
211 Bonnabrook Drive		Group 16
Hermitage, TN 37076		Parcel 70

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Juan Fonseca and wife, Carol Fonseca

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bradley Dickens and Jason Minor

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:

BEING Lot No. 415, on the Plan of Section Five, Hermitage Hills, of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Juan Fonseca and wife, Carol Fonseca, by deed from Gerald R. Dettlinger and wife, Jill A. Dettlinger, of record in Book 7421, Page 860, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3222, Page 154, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Pages 1 and 2, said Register's Office.

Power of Attorney of record in Instrument 20061122-0144856, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 211 Bonnabrook Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 17th day of November, 2006.

Juan Fonseca By Juan Fonseca as Attorney in Fact

Carol Fonseca
By: Juan Fonseca, as Attorney-in-Fact

STATE OF CALIFORNIA
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juan Fonseca, 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 and official seal at Riverside California, this 16th day of November, 2006.

My Commission Expires: 9/23/07

Notary Public

MARIA PHAYAKAPONG
Comm. # 1441138
NOTARY PUBLIC - CALIFORNIA
Orange County
My Comm. Expires Sept. 23, 2007

STATE OF CALIFORNIA
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Juan Fonseca, 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 on behalf of Carol Fonseca as her Attorney in Fact as the free act and deed of the within named Carol Fonseca.

Witness my hand and official seal at Riverside, California the 16th day of November, 2006.

My Commission Expires: 9/23/07

Notary Public

MARIA PHAYAKAPONG
Comm. # 1441138
NOTARY PUBLIC - CALIFORNIA
Orange County
My Comm. Expires Sept. 23, 2007