Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
for
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, this transfer is $128,900.00

Affiant

Subscribed and sworn to before me, this 17th day of November 2006.

Notary Public
My commission expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/22/06 14:02 2 pgs
Fees:13.00 Taxes:476.93

20061122-0145307

Address of New Owner:	Send Tax Bills to:	Tax Information
Denis W. Franco and wife, Maria Del Carmen Monterroso 3120 Stoneybrook Circle Antioch TN 37013-0000	Same	150-07-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Lisa Martine Pearson**, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Denis W. Franco, and wife, Maria Del Carmen Monterroso**, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Towne Village of the Country, Section One, as shown on plat of record in Plate Book 5200, Page 55 and 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lisa Martine Pearson by deed of record in Book 11764, Page 457, recorded December 1, 1999, Register's Office for Davidson County, Tennessee. Lisa Martine Pearson is also known as Lisa Brown Pearson.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters shown on Plat recorded in Book 5200, Page 55 and 56 3) Restrictive Covenants of record in book 5289, Page 687 4) Power of Attorney of record in Instrument No. 20011001-00105797

This property is improved property known as 3120 Stoneybrook Circle, Antioch, Tennessee 37013-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17 day of November, 2006.

Lisa Martine Pearson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Martine Pearson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17 day of November, 2006.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

FILE NO: WG1535