This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 12/05/06 12:27 3 pgs
Fees:18.00 Taxes:693.75
20061205-0149959

ADDRESS NEW OWNER:
Victor Varela and wife, Leticia Varela
2105 Albany Drive
FRANKLIN TN 37067

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 162
PARCEL 36.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joseph Dick, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Victor Varela and Leticia Varela, husband and wife, 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:

SEE EXHIBIT "A"

This is the same description as in previous deed of record.
Taxes for 2006 have been pro-rated and paid.

This is improved property known as 219 Tusculum Road, ANTIOCH TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Victor Varela and Leticia Varela, husband and wife, their heirs and assigns, forever; and I, Joseph Dick, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of November, 2006.

Joseph Dick

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph Dick, unmarried the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 5/23/2006

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 187,500.00.

~~AFFIANT~~

Subscribed and sworn to before me this 28th day of November, 2006.

NOTARY PUBLIC
My Commission Expires: ~~5/23/2006~~ 5-22-10

HAROLD REEVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LAND in Antioch, Davidson County, Tennessee, being bounded on the north by Tusculum Road, on the East by Malone, on the South by Malone and McGee, and on the West by Metro Government and Christian Properties and being described according to a Mortgage Loan Inspection with a composite description based on surrounding properties by Campbell, McRae and Associates Surveying, Inc., Stanley Glenn McRae, Tennessee R.L.S. #1673 dated October 18, 1999, and more particularly described as follows:

BEGINNING at a point in the southerly margin of Tusculum Road, said point being the northwest corner of the Malone Family Trust Land, as shown on the Resubdivision of Section One, Malone Subdivision (Book 8250, Page 508), Register's Office for Davidson County, Tennessee; thence with said Malone using the calls shown on said resubdivision plat, S35°02'59"W, 249.88 feet to a point; thence S27°18'20"W, 127.55 feet to a point; thence S 01°04'30"W 28.62 feet to a point in the northerly line of the William T. Malone Land (Book 4252, Page 151), said Register's Office; and being the northeast corner of Reserved Parcel C as shown on the adjacent subdivision plat of Fair Oaks Subdivision S88°11'00"W, 161.50 feet to a point in the easterly line of the Metro Government Land (Book 5575, Page 318), said Register's Office. Also shown as reserved Parcel A on said Fair Oaks Subdivision plat; thence with said Metro Government Land using the calls as shown on Fair Oaks Subdivision plat, N02°04'00"W, 191.27 feet to a point; thence N15°06'40"W. 329.51 feet to a point in the easterly line of Lot 31 of said Fair Oaks Subdivision, and being the Christian Properties Land (Book 11149, Page 105), said Register's Office; thence with said Lot 31 as shown on said Fair Oaks Subdivision plat, N22°09'E, 25.00 feet to a point in said southerly margin of Tusculum Road; thence with said southerly margin easterly 480 feet (Field Measured) to the point of beginning.

Being the same property conveyed to Joseph Dick by deed from Secretary of Veterans Affairs of record in INST: 20060606-0066847, Register's Office for Davidson County, Tennessee.