JOHN GLEAVES NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-BPR-06-3708

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,225.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Holguin	NEW CENTURY MORTGAGE CORP.	
3708 Asheford Trace	(NAME) 3354 PERIMETER DR., STE. 106	164-13-88.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) NASHVILLE, TN 37211	
(CITY) (STATE) (ZIP)	(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 GARRY W. PERRY AND WIFE, LINDA C. PERRY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS HOLGUIN AND JOSE QUIROZ, Joint Tenants, 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 NO. 207, FIRST REVISION OF ASHEFORD CROSSING, SECTION TWO, OF RECORD IN PLAT BOOK 9700, PAGE 171, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GARRY W. PERRY AND WIFE, LINDA C. PERRY BY WARRANTY DEED FROM BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, INC., RECORDED ON THE 7TH DAY OF NOVEMBER, 1997 IN DEED BOOK 10676, PAGE 16, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 9700, PAGE 171; BOOK 9651, PAGE 900; BOOK 9980, PAGE 482; BOOK 10301, PAGE 180; BOOK 10353, PAGE 575; BOOK 10640, PAGE 941; BOOK 10717, PAGE 97; BOOK 11455, PAGE 769; BOOK 9651, PAGE 925; BOOK 9651, PAGE 895; INSTRUMENT NO. 20010418-0038191, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3708 Asheford Trace, Antioch, Tennessee 37013
(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.

Davidson County DEEDWARR
Recvd: 12/14/06 11:13 2 pgs
Fees:13.00 Taxes:600.23

20061214-0154240

Witness my/our hand(s) this 11th day of December, 2006.

Garry W. Perry

Linda C. Perry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Garry W. Perry and Linda C. Perry, 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 11th day of December, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

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