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Davidson County DEEDWARR
Recvd: 12/15/06 12:07 2 pg:
Fees:13.00 Taxes:536.43

20061215-0154793

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Joaquin I. Gomez 679 Park Street Nashville, TN 37209	New Owner	091-01-0-A-001.00

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, **Michael Stein and wife, Kimberly J. Hill-Stein**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Joaquin I. Gomez, married and Rafael A. Gomez single,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Parkehaven Subdivision of record in Instrument No. 20031104-0161788, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more comprehensive description. Said Lot No. 1 is a portion of original lot No. 8 of Rockmont Subdivision of record in Book 4300, page 71 as amended by the Final Plat of Parkehaven Subdivision, as aforesaid.

Being the same property conveyed to Michael Stein and wife, Kimberly J. Hill Stein from Hodges & Son, Inc. by deed dated 1/30/04 of record in Instrument No. 20040202-0012188, said Register's Office.

This is improved property known as: 679 Park Street, Nashville, TN 37209

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. Whenever 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 13th day of December, 2006.

Michael Stein

Kimberly J. Hill-Stein

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Michael Stein and Kimberly Hill-Stein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 13 day of December, 2006.

NOTARY PUBLIC

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP.

My commission expires: 6/15/09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $144,980.00.

AFFIANT

Subscribed and sworn to before me this 13th day of December, 2006.

NOTARY PUBLIC

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/24/09