WARRANTY DEED

B-KW-06-4444

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2006.

Notary Public

JENNIFER L. WISE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
(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
Basilio S. Cabrera	Silver State Financial (NAME)	
4444 and 4446 Gina Brooke Drive (ADDRESS)	2485 Village View Dr. 3rd Flr (ADDRESS)	087-13-8.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Henderson, NV 89074 (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 ANTHONY D. JOSUE AND CARI L. JOSUE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BASILIO S. CABRERA AND LILLIAN CABRERA* AND SELENE JOSE AND JONATHAN JOSE, 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 164, GINA HILL, as shown on plat of record in Plat Book 5800, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony D. Josue and Cari L. Josue, husband and wife, by Warranty Deed from Jeffrey G. Thaler recorded December 09, 2005 at Instrument No. 20051209-0148163, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes; b) instruments of record in Book 5800, Page 75; Book 5903, Page 672; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

*husband and wife

unimproved ( ) **wife and husband

This is improved (X) property, known as 4444 and 4446 Gina Brooke Drive, Hermitage, Tennessee 37076
(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.

Witness my/our hand(s) this 30th day of November, 2006.

Anthony D. Josue

Cari L. Josue

Davidson County DEEDWARR
Recvd: 12/20/06 11:21 2 pgs
Fees:13.00 Taxes:381.10

20061220-0156702

STATE OF ~~Tennessee~~ To California
COUNTY OF ~~Davidson~~ Kern

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony D. Josue and Cari L. Josue, 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 ~~30th~~ To 5th day of ~~November, 2006~~ December, 2006.

Notary Public

My Commission Expires: July 11, 2009

(SEAL)

TRICIA GRASS
COMM. #1594640
NOTARY PUBLIC • CALIFORNIA
KERN COUNTY
My Comm. Exp. Jul. 11, 2009

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