BOX 13
#12492

WARRANTY DEED

B-TRA-06-2226

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Juarez	Homecomings Financial Network,	
2226 Foster Avenue (ADDRESS)	2101 Rexford, Suite 250W (ADDRESS)	119-1-265.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (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 JENNIFER WILKINS BURUCA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTIN JUAREZ AND WIFE, SILVIA JUAREZ, 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: *a.k.a Silvia Lopez de Juarez

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 20 on the Plan of the Resubdivision of Lots No. 7-8-9 & 10 and part of 6-11-12 & 13 of Cumberland Nurseries of record in Book 332, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jennifer Wilkins Buruca by Quitclaim Deed from Antonio Lazo Buruca of record in Instrument No. 200401070002438 on December 10, 2003 and filed for record on January 7, 2004 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record including those of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2226 Foster Avenue, Nashville, Tennessee 37211
(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 20th day of November, 2006.

Jennifer Wilkins Buruca

Davidson County DEEDWARR
Recvd: 12/21/06 11:10 2 pgs
Fees:13.00 Taxes:536.13

20061221-0157336

STATE OF Tennessee
COUNTY OF DAVIDSON

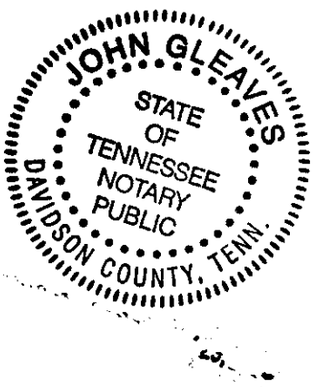
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Wilkins Buruca, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 20th day of November, 2006.

Notary Public

My Commission Expires: 7-2-10

(SEAL)



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