BOX 13
12681

WARRANTY DEED

Heidi L. Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County

VIGIL-H06346

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF December, 2006.

(Affix Seal) Notary Public

My Commission Expires: 7-25-09

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jose Vigil, unmarried, and Santos Chavez, unmarried	GMAC Mortgage Corp.	50-10-48.00
3311 Moorewood Drive	6 Cadillac Drive Suite 150	
Nashville, TN 37207	Brentwood, TN 37207	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STANLEY W. MILLER AND WIFE, BRENDA T. MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOSE D VIGIL, UNMARRIED, AND SANTOS E. CHAVEZ, UNMARRIED, 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. 756 on the Plan of Parkwood Estates - Section Four, as of record in Book 3300, page 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stanley W. Miller by Quitclaim Deed from Ruby M. Miller now known as Ruby M. Berry, of record on March 5, 2003, in Instrument 20030305-0029048, further conveyed to Stanley W. Miller and wife, Brenda T. Miller by Quitclaim Deed from Stanley W. Miller, of record on March 5, 2003, in Instrument 20030305-0029049, said Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3311 Moorewood Drive, Nashville, Tennessee 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 14th day of December, 2006 :

Stanley W. Miller

Brenda T. Miller

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named STANLEY W. MILLER AND WIFE, BRENDA T. MILLER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that They executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 14th day of December, 2006.

Notary Public

My Commission Expires: 5/06/09

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 12/21/06 11:17 1 pgs
Fees:13.00 Taxes:476.93
20061221-0157345