RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Rd., Ste 140
Smyrna, TN 37167
06TN03736

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/06 11:21 2 pgs
Fees:13.00 Taxes:525.40

20061228-0160146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$142000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22th day of December, 2006

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar Avina Correa **213 Shoemaker Court** **Antioch, TN 37013**	Southeast Financial Federal credit Union 444 James Robertson Parkway, ~~Nashville, TN 37219~~	150-14-0A-063.00

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, WE,

Kenneth W. Warner, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Omar Avina Correa, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 63 on the Plan of Calumet, Phase 4 of record in Plat Book 9700, page 112, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth W. Warner by Quitclaim Deed from Jennifer S. Warner dated December 6, 2004 and recorded December 10, 2004 in Instrument No. 20041210-0147041, being the same property conveyed to Kenneth W. Warner and wife, Jennifer S. Warner by Warranty Deed from James T. McLean, Sr. dated June 28, 1996 and recorded July 5, 1996 in Book 10112, page 765, Register's Office for Davidson County, Tennessee.

Lisa Warner, Spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )
This is improved (X) property known as **213 Shoemaker Court, Antioch, TN 37013**
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. 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 our hands this 22th day of December, 2006.

Kenneth W. Warner

Lisa Warner

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth W. Warner and Lisa Warner, the bargainor(s) 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 at Smyrna, Tennessee, this 22th day of December, 2006.

Commission Expires: 8/16/08

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

MY COMMISSION EXPIRES: 8-16-08