THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03300

First National Financial Title
5034 Thoroughbred Lane
Suite C
Brentwood, TN 37027

Property Address:
4916 Lessa Ann Lane, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bimal Patel, and Sanjay C. Patel, and Kiran S. Patel**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Rogelio P. Paredes-Cruz, as Sole Owner**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 31, on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Bimal Patel, married, dated September 12, 1996, and recorded September 19, 1996, in the Register's Office for Davidson County, Tennessee, in Book 10196, at Page 483.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Davidson County DEEDWARR
Recvd: 01/03/07 09:49 2 pgs
Fees:13.00 Taxes:412.92

20070103-0000913

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS Grantors' hands this 29th day of September, 2006.

Bimal Patel {Seal}
Bimal Patel

Sanjay Patel {Seal}
Sanjay C. Patel

Kiran S Patel Kiran S Patel {Seal}
Kiran S. Patel

State of TENNESSEE
County of DAVIDSON

On this the 29th day of September, 2006, before me, the undersigned officer, personally appeared Bimal Patel, Sanjay C. Patel and Kiran S. Patel, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 03-20-2010

JOE L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY of DAVIDSON

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $111,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 29th of September, 2006.

Notary Public

My Commission expires: 11-25-06

STEPHANIE M. DUNGAN
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. Nov. 25, 2006

Name of Owner and Property Address:
Rogelio P. Paredes-Cruz
4916 Leesa Ann Lane
Hermitage TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Rogelio P. Paredes-Cruz
Same as above

Tax Parcel ID#: 076-05-0-034.00