STATE OF TENNESSEE }
COUNTY OF _____ }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,269.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF January, 2007.

Notary Public

My Commission expires: 09/22/07

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Freddie M. Brown and Rebecca A. Brown, Husband and Wife

Address of New Owner	Send Tax Bills To:	Tax Information:
Orlando Hurtado Espinel and Ana Hurtado, husband and wife 123 Due West Madison, TN 37115	Same	051-08-1-122.00

Davidson County DEEDWARR
Recvd: 01/16/07 09:53 2 pgs
Fees:13.00 Taxes:263.70
20070116-0005785

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Freddie M. Brown and Rebecca A. Brown, Husband and Wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Orlando Hurtado Espinel and Ana Hurtado, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot "G" on the Plan of Due West, Montague Subdivision of record in Book 421, page 152, Register's Office for Davidson County, Tennessee.

Said Lot "G" fronts 100 feet on the northerly margin of East Due West Avenue, and extends back 169.5 feet on the westerly line and 163.1 feet on the easterly line, to a line in the rear measuring 100.2 feet thereon.

BEING the same property conveyed to Freddie M. Brown and wife, Rebecca A. Brown, by deed from Charles A. Rowlett and wife, Irene H. Rowlett, dated 05/21/1986 and recorded on 05/22/1986 at Book 6865, page 483, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
123 Due West, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2007 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Due West, Montague Subdivision of record in Book 421, page 152, Register's Office for Davidson County, Tennessee.

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. We do covenant with said Grantees that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Freddie M. Brown and Rebecca A. Brown,** have caused this instrument to be executed, this the 10th day of January, 2007.

Freddie M. Brown

Freddie M. Brown

Rebecca A. Brown

Rebecca A. Brown

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Freddie M. Brown and Rebecca A. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me
This the 10 day of January, 2007.

My commission Expires: 10/20/10

NOTARY PUBLIC

BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY