WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/07 10:00 2 pgs
Fees:13.00 Taxes:621.23
20070124-0009671

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 167,900.00

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 18 TH DAY OF JANUARY, 2007

LISA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW, LLC 109 CUDE LANE MADISON TN 37115

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Ricardo Torres and Leticia Gravern 119 Cude Lane	~~Same~~ Countrywide Home Loans	034020039.00
Madison, TN 37115	750 Old Hickory Blvd. Ste 180 Brentwood, TN 37027	
(City) (State) (Zip)	(City) (State) (Zip)	

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, **Ronald N. Traughber and wife Cindy G. Traughber** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Ricardo Torres and Leticia Gravern** husband and wife HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davison** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of SS Koellein Subdivision, not of record in the 10th Civil District of said County and State, and described according to a plan made by Cantrell, Connell, and Morrison Engineers dated August 1955 as follows:
Beginning at a point in the Northeasterly margin of Cude Lane at the northwest corner of Lot 40 of Shepherd Hills, Section II, Subdivision; thence with the northwesterly line of Lot 40 and the southeasterly line of Lot 8, north 44 deg. 21' east 212.00 feet to a point in the rear line of Lot 9, Shepherd Hills, Section I, thence along the lines between said Lots 8 and 9, Shepherd Hills, Section I, and Lot 8 of the SS Koellein Plan; nortwesterly 100.30 ft to the corner of Lots 7 and 8 Koellein Plan; thence with the line between said Lots south 44 deg. 21' west 212.30 ft to the northeasterly margin of Cude Lane; thence with said Lane South 451D, 39' east 100 feet to the beginning.

Being the same property conveyed to Ronald N. Traughber and wife, Cindy G. Traughber by Warranty Deed from Gladys R. Demonbreun, widow dated 04/07/00 and filed for record 04/13/00 in Instrument No. 20000413-0037204, and corrected in 20000413000372005, Register's Office for Davidson County, Tennessee.

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

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

( )Unimproved
This is (X)Improved property known at: **119 Cude Lane**
Madison, TN 37115

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 my hand this 18 -th day of **January, 2007**

Ronald N. Traughber

Ronald N. Traughber

Cindy G. Traughber

Cindy G. Traughber

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa M. Vaske a Notary Public in and for said County and State, the within named bargainor Ronald N. Traughber and Cindy G. Traughber with whom I am personally aquainted 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 Statewide Title + Escrow
This 18th day of January, 2007

LISA M. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

Notary Public

My Commission Expires: 3/17/07

RETURN TO:
Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
126197