RECORD AND RETURN TO:

TN Title & Escrow
238 N. Lowry St.
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 01/25/07 10:17 1 pgs
Fees:13.00 Taxes:395.59
20070125-0010156

29629 # 10029

WARRANTY DEED

VENITA M. FRAZE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
May 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,915.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of Jan. 2007

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 238 N. Lowry, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esteban B. Custudio, et ux **3509 Magnum Dr. (Duplex)** **Hermitage,TN 37076**	Wells Fargo Bank NA 1595 Spruce St. Riverside, Ca. 92506	08610004300

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michele Johnson, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Esteban B. Custodio, married

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in Davidson County, Tennessee, being Lot No. 16 on the Plan of Chapelwood, Section 2, as of record in Book 5200, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michele Johnson, unmarried, by Deed from Hermitage Rentals, LLC dated August 3, 2006 of record in Instrument No. 20060823-0103810, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **3509 / 3511 Magnum Dr. (Duplex), Hermitage, TN 37076**

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(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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

Michele Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele Johnson the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of January, 2007 .

Commission Expires: May 22, 2010

Notary Public:

VENITA M. FRAZE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
May 22, 2010