# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/07 14:42 2 pgs
Fees:13.00 Taxes:369.63

20070201-0013477

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

X Johnny Velazquez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF January 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXP. May 24, 2008

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Johnny Velazquez (NAME) | Peoples Home Equity (NAME) | 43-10-81 |
| 321 Walton Lane (ADDRESS) | 12 Music Circle South (ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | |

FOR AND 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, Susanne N. Merritt a married woman, and Luster H. Merritt, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Velazquez and wife, Maria Ramos Albino

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. 240 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, Register's Office for said County.

SAID Lot fronts 68.55 feet on the southerly margin of Becklea Drive and runs back 152.2 feet on the easterly line and 151 feet on the westerly line to a dead line in the rear on which it measures 59.8 feet.

Being the same property conveyed to Susanne N. Merritt, a married woman (shown erroneously as Suzanne N. Merritt) and Luster H. Merritt, a single man by deed from Jerry Kimbrough, Jacqueline Kimbrough Powell, Randy Kimbrough and Dale Kimbrough heirs and beneficiaries of the Estate of Clara E. Kimbrough of record as Instrument Number 20020731-0091537, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4532, Page 300, said Register's Office.

This conveyance is subject to all matters on plan of record in Book 4300, Page 117, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 241 Becklea Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 29th day of January, 2007

X Susanne N. Merritt
Susanne N. Merritt

X Luster H Merritt
Luster H. Merritt

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF Sumner )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Susanne N. Merritt and Luster H. Merritt the bargainor(s), with whom I am personally acquainted (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 White House, Tennessee, this the 31st day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 5-24-08

FRANKLIN MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. May 24, 2008 COUNTY OF DAVIDSON