McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 02/06/07 14:21 3 pgs
Fees:18.00 Taxes:636.40
20070206-0015601

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
508821 524950
Kimberly Burke

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
	NEw Owner	
(NAME) Antonio Negrete-Ramirez	*(NAME)*	164-13-0-064
(STREET ADDRESS OR ROUTE NUMBER) 5804 Murphywood Crossing	*(STREET ADDRESS)*	
(CITY) (STATE) (ZIP) Antioch, TN 37013	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Preston McAfee and Jennifer R. McAfee, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Antonio Negrete-Ramirez

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TN
COUNTY OF WILLIAMSON *The actual consideration or value whichever is greater for this transfer is $* 172,000.00

Affiant M. C. D.

Subscribed and sworn to before me this the 26th *day of* January *2007.*

Notary Public Patricia A. Greer

My commission expires: 1/24/09 *(Affix Seal)*

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ). known as 5804 Murphywood Crossing, Antioch, TN 37013

improved X

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 1st *day of* December, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Preston McAfee
Preston McAfee

Jennifer R McAfee
Jennifer R. McAfee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GORDON WEIGLE, *a Notary Public in and for said County and State, Preston McAfee, the within named bargainor* MARRIED *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* HE *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 1ST *day of* DECEMBER, 2006.

Gordon Weigle
Notary Public
My Commission Expires: My Commission Expires November 22, 2008

(This area for official notarial seal)

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GORDON WEIGLE, *a Notary Public in and for said County and State, Jennifer R. McAfee, the within named bargainor* MARRIED *(fill in marital status), 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, at office, this 1ST *day of* DECEMBER 2006.

Gordon Weigle
Notary Public
My Commission Expires: My Commission Expires November 22, 2008

(This area for official notarial seal)

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit "A"

Land in Davidson County, Tennessee, being known as Lot 224, First Revision, Asheford Crossing, Section Two, a Planned Unit Development, of record in Book 9700, Page 171, to which plat reference is hereby made for a more complete description. Being the same property conveyed to Preston McAfee and wife, Jennifer R, McAfee by deed from Beazer Homes, Inc D/B/A Phillips Builders of record in Book 10405, Page 574, Register's Office of said County.