WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/07 12:23 2 pgs
Fees:13.00 Taxes:428.09

20070208-0016693

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of February, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Norberto Cruz	America's Wholesale Lender	Map 148
116 Antioch Court	750 Old Hickory Blvd., #180	Group 03-0
Antioch, TN 37013	Brentwood, TN 37027	Parcel 162.00

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

Diane M. Hutchinson, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Norberto Cruz , married
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:

BEING Lot No. 1018, on the Plan of Cherokee Hills, Section Ten, of record in Plat Book 4660, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Reginald F. Hutchinson and wife, Diane M. Hutchinson by deed from Ruth Scruggs of record in Book 10676, Page 431, Register's Office for said County. The said Reginald F. Hutchinson now being deceased.

This conveyance is subject to Restrictions of record in Book 4702, Page 84, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4660, Page 27, said Register's Office.

Power of Attorney of record in Instr. 20070208 - 0016692, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 116 Antioch Court, Antioch, TN 37013

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 my hand this 6th day of February, 2007.

Diane M Hutchinson by Bobbie Siltzer, attorney in fact.
Diane M. Hutchinson

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 Bobbie Eldridge, 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 on behalf of Diane M. Hutchinson as her Attorney in Fact, as the free act and deed of the within named Diane M. Hutchinson.

Witness my hand and official seal this 6th day of February, 2007.

My Commission Expires: 3/3/07

Notary Public

