This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/12/07 13:14 2 pgs
Fees:13.00 Taxes:566.10
20070212-0017911

ADDRESS NEW OWNER:
Ivan Hernandez Arrue
173 Suzanne Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Suntrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

MORTGAGEE: Suntrust Mtg, Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

MAP	**162-2**
GROUP	
PARCEL	**55.00**

After Recording Return to:
Jack Case Wilson Title Associates
7100 Executive Center Dr.
Brentwood, Tn 37027
B-5266

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **S. Michael Jones and wife, Debra K. Heinzelmann-Jones,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Ivan Hernandez Arrue and wife, Lilian Hernandez**, hereinafter called the GRANTEE, his 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. 99 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, page 135, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to S. Michael Jones and wife, Debra K. Heinzelmann-Jones by deed from Dorothy G. Jones of record in Book 7749, page 250, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **173 Suzanne Drive, Antioch, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **7th** day of **February, 2007.**

S. Michael Jones

Debra K. Heinzelmann-Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **S. Michael Jones and wife, Debra K. Heinzelmann-Jones**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of February, 2007.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $153,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 1/16/08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN