Box 34

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2007

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-CW-07-4165

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armando Ortiz	Banco Popular North America	
4165 Maxwell Road (ADDRESS)	(NAME) 9600 West Bryn Mawr, 3rd Fl (ADDRESS)	
Antioch, TN 37013	Rosemont, IL 60018	17601005500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAFAEL ZARATE AND WIFE, AURORA ZARATE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARMANDO ORTIZ AND MARIA A. TEPOZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 83, Final Plat Section A, HICKORY WOODS Subdivision, as shown on plat of record in Plat Book 6900 and Page 511 and amended in Book 7582 and Page 167, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Rafael Zarate by deed from SECRETARY OF HOUSING AND URBAN DEVELOPMENT of record in Instrument 200305130064457 on 05/02/2003 and filed for record on 05/13/2003, Register Office for said County. Rerecorded in Instrument 200306030075415.

Aurora Zarate, wife of Rafael Zarate, joins in this conveyance for the expressed purpose of conveying any marital interest which she may have in said property.

unimproved ( )
This is improved (X) property, known as 4165 Maxwell Road, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of February, 2007.

Rafael Zarate
Rafael Zarate

Aurora Zarate
Aurora Zarate

Davidson County DEEDWARR
Recvd: 02/20/07 08:51 2 pg
Fees:13.00 Taxes:573.50
20070220-0020145

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 15th day of February, 2007, before me personally appeared Rafael Zarate and wife, Aurora Zarate to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of February, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959