File Box 30

Davidson County DEEDWARR
Recvd: 02/26/07 15:06 2 pgs
Fees:13.00 Taxes:780.70

20070226-0023831

State of Tennessee
County of
The actual consideration or value whichever is greater is $211,000.00.

Subsribed and sworn before me this the 16th day of February, 2007.

Affiant

Notary Public

(Affix Seal) 11/24/07

# WARRANTY DEED

This instrument prepared by:
**SOUTHEAST TITLE of Tennessee, Inc.** 700084
**214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027**

Address of new owner:
Fredrick J. Morales and wife,
1071 Riverspring Drive
Nashville, TN 37221

Send tax bills to:
Ascend Federal Credit Union
1611 N. Jackson Street
Tullahoma, TN 37388

Map 126-16A Parcel 431CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Corinthian Custom Homes,LLC**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Fredrick J. Morales and wife, and Cynthia A. Morales**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 503 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Corinthian Custom Homes, Inc. by Special Warranty Deed dated September 29, 2005 from Riverwalk Development Partner, Inc., of record in Instrument No. 20051004-0119461, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1071 Riverspring Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 16th day of February, 2007.

John Bell
Settlement Officer

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this February 16, 2007.

My commission expires:

11/24/07

Notary Public