State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 28th day of February, 2007.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Juan Manuel Ibarra 4825 Peppertree Drive Antioch, TN 37013	First American Real Estate Tax Service Escrow Reporting DAL-07 8435 North Stemmons Freeway Dallas, TX 75247	17601006900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas A. Battle and wife, Veronica Covington a/k/a Veronica Battle**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Juan Manuel Ibarra**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No 152 on the Plan of Peppertree, Section 16, as of record in Book 8250, Page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thomas A. Battle and wife, Veronica Covington by Warranty Deed from Jerry D. Butler and wife, Georgia Butler, dated March 29, 1994, recorded April 5, 1994 in Book 9300, Page 152, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 8250, Page 195, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Planned Unit Development Boundary set forth in the instrument recorded in Book 6900, Page 943, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 8757, Page 639, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 8757, Page 607, Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801 and Book 7982, Page 736, Register's Office for Davidson County, Tennessee.

2007 Davidson County taxes not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 4825 Peppertree Drive, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

Davidson County DEEDWARR
Recvd: 03/05/07 15:20 2 pgs
Fees:13.00 Taxes:444.00
20070305-0027125

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of February, 2007.

Thomas A. Battle

Veronica Covington a/k/a Veronica Battle

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Thomas A. Battle and Veronica Battle**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075