State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 110, 000.00

Affiant

Subscribed and sworn to before me, this the 1st day of March, 2007

Notary Public

My Commission Expires:

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Luis E. Chacon	Regions Bank/Regions Mortgage	07501004800
8171 Bonnafair Drive	P.O. Box 2153	
Hermitage, TN 37076	Birmingham, AL 35287-2520	

Davidson County DEEDWARR
Recvd: 03/05/07 15:59 2 pgs
Fees:13.00 Taxes:407.00
20070305-0027189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Joe A. Spicer and wife Juanita M. Spicer** said Grantor does hereby bargain, sell, transfer and convey unto **Luis E. Chacon**, 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. 68, on the Plan of Section 12, Hermitage Hills , of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Juanita M. Spicer and husband Joe A. Spicer by Warranty Deed from Hazel McGee, dated 8/17/2006, of record in Instrument # 20060821-0102614, said Register's office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 8171 Bonnafair Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 1st day of March, 2007.

Juanita M. Spicer

Joe A. Spicer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Juanita M. Spicer and husband Joe A. Spicer to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of March , 2007.

Notary Public

My Commission Expires: 11-25-07

DARLENE EDWARDS
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY