Box 5

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 03/09/07 11:25 2 pgs
Fees:13.00 Taxes:397.75

20070309-0029372

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

Map/Par: 150-11-75.00

ADDRESS NEW OWNER:
Carlos Quezada Perez and wife
Maria Luisa Tlanepantla Mendoza
3304 New Town Road
Antioch, TN 37013

SEND TAX BILLS TO:
Southeast Financial Federal Credit Union
444 James Robertson Parkway
Nashville, TN 37219

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Dwayne D. Vance unmarried** hereinafter called the **Grantors**, do hereby convey unto **Carlos Quezada Perez and wife Maria Luisa Tlanepantla Mendoza** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Section Two Town Village of the Country, of record in Plat Book 5200, Page 176 and 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dwayne D. Vance on June 29, 2004 by Warranty Deed of record in Instrument 20040706-0079673 said Register's Office.

This conveyance is subject to 1. Current years taxes which have been prorated and consumed by the Grantee 2)All restriction of record 3)All easements of record 4)All visible easements 5)All matter appearing on the plan of record 6)All applicable government and zoning regulations.

Physical address: 3304 New Towne Road Antioch, TN 37013

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 26 day of February, 2007.

Dwayne D. Vance

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Dwayne D. Vance known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 26th day of February 2007.

Notary Public In and for the
State of Tennessee

My Commission Expires: 3/21/10

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $107,500.00

Affiant

Sworn and subscribed before me on 2/26/2007.

Notary Public

My Commission Expires: 3/21/10

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY