This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070062

Davidson County DEEDWARR
Recvd: 03/19/07 10:05 3 pg
Fees:18.00 Taxes:639.73
20070319-0032852

Send Tax Bills To:

Banco Popular North America
PO Box 79279
San Antonio, TX 78279-2347
LOAN # 816881

New Owner is:
Hector Trujano-Hernandez
512 Mae Terrace
Madison, TN 37115

MAP: 053-13-0
PARCEL: 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Peter E. Pent and wife, Dara M. Pent, and Helen R. Phipps, unmarried** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hector Trujano-Hernandez, a married man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Phase II, Kimbolton, of record in Plat Book 6900, Pages 792,793, and 794, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peter E. Pent and wife, Dara M. Pent and Helen R. Phipps, joint tenants with rights of survivorship, by Warranty Deed from Phillips Builders, Inc., of record in Book 8468, page 403, Register's Office for Davidson County, Tennessee, date October 16, 1991 and recorded October 22,1991.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

DMP DEP HHP
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of March, 2007.

GRANTOR:

Peter E. Pent

Dara M. Pent

Helen R. Phipps

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Peter E. Pent and wife, Dara M. Pent, and Helen R. Phipps** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of March, 2007.

Notary Public

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $172,900.00.

Carlon Kard
Affiant

SWORN TO and subscribed
before me this 14th day of
March, 2007

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires:
My Commission Expires October 10, 2009