This space for Register's Office:

Davidson County DEEDWARR
Recvd: 03/30/07 15:40 3 pgs
Fees:18.00 Taxes:369.63
20070330-0038485

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

ADDRESS NEW OWNER:
Victor M. Valdez
Evelyn Valdez
884 Irma Drive
Antioch, TN 37013

SEND TAX BILLS TO:

SAME

Map & Parcel 148-12-67

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, **Michael Moretti** hereinafter called the **Grantors**, do hereby convey unto **Victor M. Valdez and wife Evelyn Valdez** 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. 16 on the Plan of Hazelwood, Section 2-A, as of record in Book 3500, Page 27, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Irma Drive, at the corner of Lots Nos. 16 and 17; thence with the line between said two lots northeasterly 110 feet to the corner of Lots Nos 15, 16, and 17; thence with the line between Lots Nos 15 and 16, northwesterly 108.53 feet to the easterly margin of Irma Court; thence with the same southwesterly 26.79 feet to a concrete monument at the beginning of a slight curve; thence around said curve having a radius of 50 feet, southwesterly 36.13 feet, and continuing with said Court southwesterly 48.86 feet to the beginning of another curve; thence around said curve having a radius of 25 feet, southeasterly 39.27 feet to the northeasterly margin of Irma Drive; thence with same southeasterly 106 feet to the beginning.

Being the same property conveyed to Michael Moretti on June 23, 1999 by Warranty Deed of record in Book 11561 Page 176 said Register's Office.

This is improved property known as: 884 Irma Drive, Nashville, 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 I 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, I have hereunto set my hand and seal this 28th day of March, 2007.

Michael Moretti

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Michael Moretti 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 she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 28th day of March 2007.

Notary Public in and for the
State of Tennessee

KIMBERLY I. [illegible] NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 6-22-08

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 $99,900.00

Affiant

Sworn and subscribed before me on 3/28/2007.

Notary Public

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/19/08

Federal Home Loan Bank of Cincinnati
Retention Language for projects
that receive Welcome Home funds.

The language below should be inserted into the Warranty Deed or as a Restrictive Covenant to the Warranty Deed. If it is attached to the Warranty Deed as an addendum or attachment, the Warranty Deed must reference the addendum or attachment.

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale or refinancing of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low- or moderate-income household as defined in the applicable Federal Housing Finance Board regulations for the AHP; and

(iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the occupying household has owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the refinancing, unless the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), (iii), and (iv) contained herein.

(iv) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.