WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/07 13:57 2 pg:
Fees:13.00 Taxes 462.13
20070409-0041869

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Roberto Bonacic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/9/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Roberto Bonacic	First Horizon Home Loan	Map 161
5328 Edmondson Pike	2525 West End Ave., Ste. 400	Group 1-0-A
Nashville, TN 37211	Nashville, TN 37203	Parcel 24 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jose W. Aguilar, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Roberto Bonacic

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 Unit No. 5328, on the Plat of Danbury, of record in Plat Book 6612, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, together with an undivided percentage interest in the common elements of the Danbury Homeowner's Association, all as described in the Master Deed of record in Book 6612, Page 75, et seq., said Register's Office.

Being the same property conveyed to Jose W. Aguilar, unmarried, by deed from Betty Jean Cadle, unmarried, of record in Book 11390, Page 140, Register's Office for said County.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6612, Page 75, and Book 6612, Page 107, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6612, Page 122, said Register's Office; (3) Lease Agreement of record in Book 5114, Page 39, said Register's Office; (4) Easement of record in Book 6461, Page 530, and Book 7291, Page 879, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5328 Edmondson Pike, Nashville, TN 37211

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, their heirs and assigns forever; and we do covenant 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 otherwise 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 4th day of April, 2007.

Jose W. Aguilar
Jose W. Aguilar

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jose W. Aguilar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 2007.

My Commission Expires: ~~3/31/11~~ 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.