Please Return:

(1)

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

File#700232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 2007

Jennifer Marie Crowell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose M. Vilchiz (NAME)	Banco Poplar North America (NAME)	MAP 052-01
514 Forest Park Road (ADDRESS)	9600 Bryn Mawr, 3rd Floor (ADDRESS)	PARCEL 136.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Rosemont, IL 60018 (CITY) (STATE) (ZIP)	

FOR AND 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, Steve Hannah, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose M. Vilchiz

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:

LAND in Davidson County, Tennessee, and shown on the Map of the Subdivision of the south part of the Chadwell Home Tract, and described partly according to a survey made Oct. 18, 1932, by Erle Drake, County Surveyor, as follows:

BEGINNING at a point in the west margin of Forest Park Road, 600 feet north of the center line of Neely's Bend Road; thence north 89 1/2 deg. west 175.5 feet, more or less, to a point; thence north 1 deg. 30' west 81.5 feet to a point; thence south 89 deg. 30' east 182 feet to the west margin of Forest Park Road; thence with the margin of the same, south 3-1/2 deg. west 81.6 feet to the beginning.

BEING the same property conveyed to Steve Hannah and wife, Connie Hannah, by Warranty Deed from Robert P. Hoover and wife, Donna D. Hoover of record at Instrument No. 20030304-0028368, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Steve Hannah by Quitclaim Deed from Connie Hannah of record by Instrument No. 20030924-0141652, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.
This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 514 Forest Park Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of April, 2007

Steve Hannah

Davidson County DEEDWARR
Recvd: 04/16/07 09:30 2 pg
Fees:13.00 Taxes:460.65

20070416-0045020

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 Steve Hannah, a married man

the bargainor 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 Goodlettsville, Tennessee, this 6th day of April 2007.

Commission expires NOV 21 2007

11-24-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public