This space for Register's Office:

Davidson County DEEDWARR
Recvd: 05/03/07 11:37 2 pgs
Fees:13.00 Taxes:453.25
20070503-0053042

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:
Juan Manzano
400 Barclay Square Circle
Antioch, TN 37013

SEND TAX BILLS TO:
Elite Home Loans
109 Westpark Drive #260
Brentwood, TN 37027

Map 149 Group 5 Parcel 5

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, **George E. Simpson married** hereinafter called the **Grantors**, do hereby convey unto **Juan Manzano married*** 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:

AND WIFE, JUANA PALOMEQUE

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 151, on the Plan of Barclay Square, Section 3, of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George E. Simpson on April 15, 1996 by Warranty Deed of record in Book 10023 Page 151 said Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4872, Page 490, Register's Office for said County.

This is improved property known as: 400 Barclay Square Circle 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 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 30th day of April, 2007.

George E. Simpson

Theresa Simpson

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared George E. Simpson and Theresa Simpson 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 30th day of April 2007.

Notary Public in and for the
State of Tennessee

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 $122,500.00

Affiant

Sworn and subscribed before me on 4/30/2007.

Notary Public

My Commission Expires: 9-7-10

CAROLYN D. MULLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067