Davidson County DEEDWARR
Recvd: 05/07/07 09:00 2 pgs
Fees:13.00 Taxes:562.40

20070507-0054279

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2007.

Notary Public
My commission expires: July 19, 2008

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

05-0704-63519

Address of New Owner:	Send Tax Bills to:	Tax Information
Marlen Santana-Perez	Countrywide Home Loans P.O. Box 961206	173-04-0- A116.00CO
5057 West Oak Highland Drive Antioch TN 37013	Fort Worth, TX 76161	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susana Salinas, an unmarried person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marlen Santana-Perez and husband, Jose Fulgueiro-Herrada, hereinafter called the Grantees, their successors 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, being Lot No. 116, on the Plan of Phase I, Oak Highlands, of record in Book 6900, Pages 432-435, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susana Salinas, an unmarried person, by deed from Chongun Kim and wife, Inchul Chang, dated 9/14/2006, recorded 9/19/2006, of record in Instrument No. 20060919-0115683, Register's Office for Davidson County, Tennessee.

Susana Salinas and Susana Salinas Vargas are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5057 West Oak Highland Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of April, 2007.

SUSANA SALINAS

Susana Salinas

By: ATTORNEY IN FACT

Maria Salinas Vargas, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Maria Salinas Vargas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Susana Salinas Vargas and that he/she is authorized by Susana Salinas Vargas to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 24th day of April, 2007.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010