THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15019

Davidson County DEEDWARR
Recvd: 05/07/07 15:51 2 pgs
Fees:13.00 Taxes:595.70
20070507-0054908

Property Address:
1004 Hart Ln., Nashville, TN 37216 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Miguel A. Cruz, married,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer D. Carr, an unmarried person,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lots Nos. 31 and 32 on the map of Craig's Subdivision of the Crownover Property, as shown by plat of record in Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a special warranty deed from Deutsche Bank National Trust Company, trustee, dated January 24, 2007, and recorded January 30, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 200701300012214.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 4th day of May, 2007.

_____{Seal}
Miguel A. Cruz

State of TENNESSEE
County of DAVIDSON

On this the 4th day of May, 2007, before me, the undersigned officer, personally appeared Miguel A. Cruz, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

_____
Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $161,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 4th of May, 2007.

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/24/2007

_____
Notary Public

My Commission expires: 11/24/07

Name of Owner and Property Address:
Jenni Carr
1004 Hart Ln
Nashville Tn 37214

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
~~Jenni Carr~~ American Home Mortgage
538 Broadhollow Rd
Melville NY 11747

Phone: _____

Tax Parcel ID#: 072-02-0-119.00