WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/07 12:43 2 pgs
Fees:13.00 Taxes:629.00

20070517-0059138

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF May 2007

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

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
Milton E. Chaves (NAME)	Vision Mortgage Professionals, Inc. (NAME)	MAP 42-15
151 Rio Vista Drive (ADDRESS)	155 Legands Drive, Suite P (ADDRESS)	PARCEL 89
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Fausto G. Molina and wife, Martha Molina and Raphael Molina and wife, Virginia Molina

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milton E. Chaves and Maria C. Garcia, Both Unmarried, as Joint Tenants With Right of Survivorship

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, being Lot No. 17 on the Plan of Blair Heights, Section II, of record in Plat Book 2133, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 160 feet on the Westerly side of Linda Lane and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Fausto G. Molina and wife, Martha Molina as to a fifty percent (50%) interest, and Raphael Molina and wife, Virginia Molina as to a fifty percent (50%) interest, as joint tenants with the right of survivorship, by Warranty Deed dated March 22, 2006, from Betty C. Burton, Wilma Fay Edison, Sandra Kay Lawrence, Cynthia Jane Stricklin, Thomas H. Raines, Joyce White, Judy Raines Tidwell, Pamela Woodard, Talmadge Douglas Smith, Debbie Bumbalough, David Raines, Mike Raines, Melanie Martin, Drucilla Raines, being all of the Devisees of Elizabeth M. Raines, of record by Instrument No. 20060404-0038259 in the 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.

unimproved ( )
This is improved (X) property, known as 216 Linda Lane, 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 our hand s this 11th day of May, 2007

Fausto G. Molina

Raphael Molina

Martha Molina

Virginia Molina

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 Fausto G. Molina and wife, Martha Molina and Raphael Molina and wife, Virginia Molina

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of May 2007.

Commission expires 4/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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