Davidson County DEEDWARR
Recvd: 05/21/07 15:20 2 pgs
Fees:13.00 Taxes:424.02
20070521-0060583

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $114,600.00.

Bernice Cartwright
Affiant

Subscribed and sworn to me on May 18, 2007.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22472SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Philip P. Cuevas & Erika J. Cuevas 513 Haynes Street Nashville, TN 37207	SAME AS NEW OWNER	71-05-59

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Humberto Nunez, an unmarried woman and Bernice Cartwright, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Philip P. Cuevas and Erika J. Cuevas, hereinafter called **"GRANTEES"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of E. T. Brown's Subdivision of part of Lots 9 and 10 of "Brooklyn" of record in Book 332, page 60, in the Register's Office for Davidson County, Tennessee. Said Lot No. 22 fronts 50 feet on the north side of a 40-foot street, known as Haynes Street, and extends back between parallel lines 150 feet, more or less, to an alley.
>
> Being the same property conveyed to Humberto Nunez and Bernice Cartwright by Special Warranty Deed from JPMorgan Chase Bank, as Trustee by Residential Funding Corporation, its Attorney in Fact, of record as Instrument No. 20060803-0094744 in the Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following
>
> 1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 513 Haynes Street, Nashville, TN 37207.

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 GRANTORS do covenant with the said GRANTEES that they are 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands on May 18, 2007.

Humberto Nunez
Humberto Nunez

Bernice Cartwright
Bernice Cartwright

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 18, 2007, before me personally appeared Humberto Nunez and Bernice Cartwright to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 18, 2007.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE