Davidson County DEEDWARR
Recvd: 05/22/07 10:58 2 pgs
Fees:13.00 Taxes:513.93
20070522-0060891

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of May, 2007, by and between Manuel Puente and Martha Puente, a married couple, party of the first part, and Severiana Gonzalez Cruz, married, and Albino Peralta Gonzales, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 10, on the Plan of East Lake Subdivision, Section 2, Revised, of record in Plat Book 5200, Page 299, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Manuel A. Puente by virtue of that certain Warranty Deed dated June 29, 2001, at Instrument No. 20010703-0071036 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 5689, Page 686; Book 5761, Page 355 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Manuel Puente

Martha Puente

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Manuel Puente and Martha Puente, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of May, 2007.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2008

Memorie K. White

Notary Public

My Commission Expires: 9-19-09



Property Owner & Address:	Severiana Gonzalez Cruz Albino Peralta Gonzalez 1000 East Lake Court Nashville, TN 37214
Tax Parcel No	181 070 A 10900 CO
Property Address:	1000 East Lake Court Nashville, TN 37214
MAIL TAX BILLS TO:	American Home Mortgage 520 Broadhollow Road Melville, NY 11747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $138,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Albino Peralta
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of May, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

