Lackey, Hubbard
Cross Roads Blvd. #105
Brentwood, TN 37027
615-377-3319

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 $145,900.00

Affiant

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

Notary Public
My commission expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

05-0705-63595

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sergio Velazquez Alba	NEW OWNER	162-16-0-E-001
1540 Bell Trace Drive		
Antioch TN 37013		

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, **Curtis E. Tanner and wife, Cynthia M. Tanner**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sergio Velazquez Alba and wife, Ibeth M. Alba**, 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. 45, on the plan of Section One, Bell Crest, of record in Book 7900, Page 753, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis E. Tanner and wife, Cynthia M. Tanner by deed from MCR Development Corporation, dated 10/31/1995, recorded 11/3/1995, of record in Book 9848, Page 985, Register's Office for Davidson County, Tennessee.

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 1540 Bell Trace 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.

Davidson County DEEDWARR
Recvd: 05/31/07 10:50 2 pgs
Fees:13.00 Taxes:539.83
20070531-0064586

WITNESS my hand this 23 day of May, 2007.

Curtis E. Tanner

Cynthia M. Tanner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Curtis E. Tanner and Cynthia M. Tanner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23 day of May, 2007.

Kelly Ann Callaghan
Notary Public
State of Tennessee at Large

My Commission expires: July 19, 2008

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