This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $209,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 06/04/07 13:32 2 pgs
Fees:13.00 Taxes:773.30

20070604-0066141

Subscribed and sworn before me this the 31st day of May, 2007.

Notary Public
My commission expires: 9.19.08

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joseph Sanchez 2426 Chapman Drive Nashville, TN 37206	Countrywide Home Loans P.O. Box 660694 Dallas, TX 75266-0694	083-12-004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joel Stumbaugh and wife, Trine B. Stumbaugh, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph Sanchez and wife, Brynne Sanchez, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Eastland Acres, Section II, of record in Book 2331, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joel Stumbaugh and wife, Trine B. Stumbaugh by deed from Tommy Mallard and wife, Wanda Mallard, dated September 10, 2004, of record as Instrument No. 20040920-0113114, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 2426 Chapman Drive, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 my hand this the 31st day of May, 2007.

Joel Stumbaugh

Trine B. Stumbaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel Stumbaugh and Trine B. Stumbaugh, 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 and official seal this 31st day of May, 2007.

My commission expires:

11/22/08

Notary Public

