STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Davidson~~ Miami-Dade

Davidson County DEEDWARR
Recvd: 06/08/07 11:25 2 pgs
Fees:13.00 Taxes:321.90
20070608-0068856

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2007.

Notary Public
MY COMMISSION EXPIRES:
File No. G7-3380D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sacramento Sanchez, an unmarried woman (NAME) 3131 Richmond Hill Drive (STREET ADDRESS Nashville, TN 37207 (CITY) (STATE) (ZIP)	United Capital, Inc. (NAME) 2035 Lakeside Centre Way Suite 140 (STREET ADDRESS) Knoxville, TN 37022 (CITY) (STATE) (ZIP)	60-2-88

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Yale Mortgage Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sacramento Sanchez, an unmarried woman,** 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. 58 on the plan of PARKWOOD ESTATES, SECTION 1, as shown by plat of record in Plat Book 2900, Page 119-120, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cedric Thomison, as tenant by the entirety by Deed from Mildred Thomison, a single woman dated July 7, 2003, of record in Instrument No. 200307160099527, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Yale Mortgage Corporation from William Timothy Hill, as Substitute Trustee, by Substitutes Trustees Deed dated February 7, 2007, as Instrument No. 200702260023249, and corrected in Instrument No. 200704240048959 in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3131 Richmond Hill Drive, 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 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. Whenever 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/our hand(s) this 31st day of May, 2007.

YALE MORTGAGE CORPORATION

By: _____ May 31, 2007
Phil Gross, Sr. Vice President & Treasury Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Phil Gross, Sr. Vice President & Treasury, for Yale Mortgage Corporation, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Sr. Vice President & Treasury of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of May, 2007.

My Commission Expires:_____ _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066