DAVID PAUL ANDERSON
STATE OF TENNESSEE NOTARY
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 21, 2011

WARRANTY DEED

R-BRUNO-07-4033

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/14/07 16:13 2 pgs
Fees:13.00 Taxes:532.80
20070614-0071584

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana Margarita Ponce Reyes	Franklin American Mortgage	
4033 Keeley Drive (ADDRESS)	501 Corporate Drive, Ste. 400 (ADDRESS)	162-2-85.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA KERRIGAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANA MARGARITA PONCE REYES AND HUSBAND, SILVERIO BELTRAN VARGAS AND RENE REYES, UNMARRIED AND MARIA HERRERA, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 130 ON THE PLAN OF COLEWOOD ACRES, SECTION II, OF RECORD IN BOOK 3700, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: SAID LOT NO. 130 FRONTS 80 FEET ON THE WESTERLY SIDE OF KEELEY DRIVE AND RUNS BACK 167 FEET ON THE SOUTHERLY LINE AND 179.7 FEET ON THE NORTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO PAUL J. KERRIGAN AND WIFE, PATRICIA KERRIGAN BY WARRANTY DEED FROM CECIL B. FUTCH AND WIFE, BONNI I. FUTCH, RECORDED ON THE 28TH DAY OF FEBRUARY, 1977 IN DEED BOOK 5119, PAGE 230, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID PAUL J. KERRIGAN HAVING SINCE DIED ON JULY 15, 2004.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 3700, Page 135; Covenants, Conditions and Restrictions of record in Book 4158, Page 48 as amended in Book 4178, Page 738; and Easement of record in Book 6115, Page 919, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4033 Keeley Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 11th day of June, 2007.

Patricia Kerrigan by Don Bruno Attorney in fact

Patricia Kerrigan by Don Bruno, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of June, 2007, before me personally appeared Don Bruno to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia Kerrigan, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Patricia Kerrigan, unmarried.

Witness my hand and official seal, this the 11th day of June, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN O'LEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903