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 $41,500.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2007.

Notary Public
My commission expires: 5/22/2010

05-0706-63635

Address of New Owner:	Send Tax Bills to:	Tax Information
Marlen Santana Perez	OWNER	148-16-0 102.00
2396 Antioch Pike	2578 WILLOW BRANCH DR.	
Antioch TN 37013	NASHVILLE TN 37217	

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, Frank D. Stanley and wife, Linda G. Stanley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marlen Santana Perez and husband, Jose Fulgeiro Herrada, 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:

"SEE ATTACHED EXHIBIT A"

Being the same property conveyed to Frank D. Stanley and wife, Linda G. Stanley by Trustee's Deed from Art M. Willard, Substitute Trustee, dated September 26, 2003, recorded October 2, 2003, of record in Instrument No. 20031002-0145840, 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 2396 Antioch Pike, 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: 06/19/07 09:25 3 pgs
Fees:18.00 Taxes:153.55
20070619-0073009

WITNESS my hand this 13th day of June, 2007.

Frank D. Stanley

Linda G. Stanley

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frank D. Stanley and Linda G. Stanley, 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 13th day of June, 2007.

State of Tennessee at Large

My Commission expires

5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

EXHIBIT "A"

Commencing at a point in the northerly R.O.W. margin of Antioch Pike and the easterly margin of an 18 foot alley; thence N 16 degrees 25' E 160.3 feet to the point of the beginning; thence N 16 degrees 25' E 96.46 feet to a point; thence N 49 degrees 30' E 120.87 feet to a point; thence S 37 degrees 10' E 80.87 feet; thence S 47 degrees 00' 52" W 50.25 feet to a point; thence S 9 degrees 17' 23" W 122.16 feet to a point; thence N 69 degrees 37' 26" W 111.01 feet to the point of beginning.

Subject to and including a 14 foot ingress and egress easement described as follows:

Commencing at a point in the southeasterly corner of the above described tract; thence along the northerly R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to a point; thence leaving said R.O.W. of Antioch Pike N 22 degrees 49' 11" E 174.03 feet to a point; thence N 69 degrees 37' 26" W 126.57 feet to a point on the southeasterly margin of an 18 foot alley; thence with said margin S 16 degrees 25' E 14.0 feet to a point; thence leaving said 18 foot alley S 69 degrees 37' 26" E 111.01 feet to a point; thence S 22 degrees 49' 11" W 160.0 feet to a point on the northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to the point of beginning.