return to
Overland Title Company, LLC
814 East Meade Avenue
Madison, TN 37115

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Kathy J Byers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2007

Bertie Jo Whitaker
Notary Public:

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Reno D. Cruz-Betancourt	SunTrust Mortgage, Inc.	Map 043
532 May Drive	201 Fourth Ave. N, 6th Floor	Group 06-0
Madison, TN 37115	Nashville, TN 37219	Parcel 147.00

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 hereby acknowledged, we

Dorothy Linzy, f/k/a Dorothy Kendrick and husband, Calvin J. Linzy, Sr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Reno D. Cruz-Betancourt and wife, Jessica Ochoa
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. 10 and part of Parcel "B" on the plan of Farview, Section II, of record in Plan Book 3600, Page 6, Register's Office for said County, described as follows:

Beginning on the easterly margin of May Drive at the corner of Lots Nos. 10 and 11, thence with the line between said two lots easterly 144.1 feet and continuing in the same direction 62 feet more or less, in all 206.1 feet to the westerly line of Tennessee Property Company's line; thence with the same south 17 deg. 10' east 73 feet more or less; thence westerly 55 feet more or less, to the corner of Lots Nos. 9 and 10; continuing with the line between said two lots westerly 147.5 feet in all 202.5 feet to the easterly margin of May Drive; thence with the same northerly 73 feet to the beginning.

BEING the same property conveyed to Dorothy Kendrick and Calvin J. Linzy, Sr. by deed from James Absher, Jr. and wife, Margaret A. Absher, of record in Book 10439, Page 886, dated April 28, 1997, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3570, Page 147, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plan Book 3600, Page 6, said Register's Office.

Dorothy Linzy and Dorothy Kendrick being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 532 May Drive, Madison, TN 37115

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. 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: 06/21/07 07:40 2 pgs
Fees:13.00 Taxes:517.63

20070621-0073924

Witness our hands this 15th day of June, 2007.

Dorothy Linzy

Calvin J. Linzy, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Linzy and Calvin J. Linzy, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2007.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.