RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 06/22/07 07:38 2 pgs Fees:13.00 Taxes:399.60 20070622-0074479

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008798

MAP - PARCEL NO: 149-13-0-010.00

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Just Mortgage Inc.	EVA VARGAS	Just Mortgage Inc.
708 Corporate Center Drive	726 Reeves Road	
Pomona, CA 91768	Antioch, TN 37013	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY HOMES LLC.**, has bargained and sold and by these presents do transfer and convey unto **EVA VARGAS**, her heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being Lot 139, as shown on the map entitled Debra Heights, Section II, of record in Plat Book 3700, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Music City Homes, LLC, by deed from Charles L. Smith, of record in Instrument No. 20070117-0006951, dated January 16, 2007, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, her heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2007 Davidson County property taxes are a lien but are not yet due and payable.**
2. **All matters as shown on the Plan of record in Plat Book 3700, page 39, Regiser's Office for Davidson County, Tennessee.**
3. **Sewer Easement of record in Book 4653, page 724, Register's Office for Davidson County, Tennessee.**
4. **Restrictive covenants contained in instrument of record in Book 3949, page 404, Register's Office for Davidson County, Tennessee.**

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this the 21st day of May, 2007.

MUSIC CITY HOMES. LLC.

By: _____
GLEN WHITFIELD, Manager

STATE OF WASHINGTON
COUNTY OF Whatcom

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **GLEN WHITFIELD** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Manager of **MUSIC CITY HOMES, LLC.**, the within named bargainor, a limited liability company, and that he as such Manager, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager, respectively.

WITNESS my hand and seal, at office, on this 21st day of May, 2007.

My Commission Expires:
7/24/10

Deborah K Lee
Notary Public

DEBORAH K. LEE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 07-24-10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$108,000.00**.

Ewa Vargas
Affiant

SWORN TO and subscribed before me on this 15th day of ~~May~~ June, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN