WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/07 12:48 2 pgs
Fees:13.00 Taxes:895.40

20070705-0080062

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Poynter, Jr. (NAME)	Vision Mortgage Professionals, (NAME)	MAP 74-00
2115 Neelys Bend Road (ADDRESS)	155 Legends Drive, Suite P (ADDRESS)	PARCEL 78
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND 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, Jorge Paredes and wife, Gladys Paredes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Poynter, Jr.

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. 2 of Robert H. Moore Lots, as of record in Plat Book 8250, Page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jorge Paredes and Gladys Paredes by Special Warranty Deed dated February 7, 2007, from EMC Mortgage Corporation of record by Instrument No. 20070320-0033670 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to EMC Mortgage Corporation by Trustee's Deed dated June 14, 2006, from Brian J. Brumback, Co-Trustee, of record by Instrument No. 20060615-0071265 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Jorge Paredes executes this instrument on behalf of Gladys Paredes pursuant to the Specific Power of Attorney which is of record by Instrument No. 20070705-0080061 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2115 Neelys Bend Road, Madison, TN 37115
(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 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.

Witness our hand s this 29th day of June, 2007

Jorge Paredes

Gladys Paredes
By: Gladys Paredes by Jorge Paredes my attorney in fact
Jorge Paredes, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of June, 2007, the undersigned, a Notary Public in and for said County and State, personally appeared Jorge Paredes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gladys Paredes as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Gladys Paredes.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th day of June, 2007

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 Jorge Paredes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th day of June, 2007.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON