Davidson County DEEDWARR
Recvd: 07/17/07 11:51 2 pgs
Fees:13.00 Taxes:532.43
20070717-0084977

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of July, 2007, by and between We Buy Mid TN, LLC, party of the first part, and Hector Callejas, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Edge-O-Lake Estates, Section III, as of record in Plat Book 3600, Page 82, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Webuymdtn, LLC by virtue of that certain Warranty Deed dated December 29, 2006, at Instrument No. 20070105-0002241 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

We Buy Mid TN, LLC
Shawna Leigh Reeves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Shawna Leigh Reeves, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that She is the Authorized Agent of We Buy Mid TN, LLC and that said doxcument was signed by her in behalf of said LLC, and said Shawna Leigh Reeves acknowledged to me that said LLC, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2007.

Notary Public

My Commission Expires: Nov. 24, 2007

Property Owner & Address:	Hector Callejas 216 Whorley Drive Nashville, TN 37217
Tax Parcel No	015101006100
Property Address:	216 Whorley Nashville, TN 37217
MAIL TAX BILLS TO:	Bank of America PO Box 17404 Baltimore, MD 21297-1404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $143,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of July, 2007.

Notary Public

My Commission Expires: Nov 24, 2007

MARHTA A. HAEGELIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007