THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15139

Davidson County DEEDWARR
Recvd: 07/20/07 10:19 2 pgs
Fees:13.00 Taxes:464.35
20070720-0086396

Property Address:
726 Albany Dr., Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jose A. Arriaga and wife, Teresa Arriaga**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **William Mason Hockaday, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 24 on the Plan of Hunters Hill, Section I, as shown by plat of record in Plat Book 5800, Page 350, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from John L. Coke and wife, Kimberly F. Coke, dated October 1, 2002, and recorded October 7, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200210070121871.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

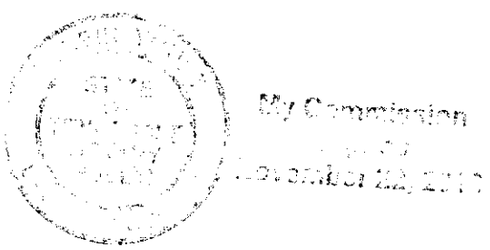
WITNESS Grantors' hands this 17th day of July, 2007.

Jose' A. Arriaga {Seal}
Jose A. Arriaga

Teresa Arriaga {Seal}
Teresa Arriaga

State of TENNESSEE
County of DAVIDSON

On this the 17th day of July, 2007, before me, the undersigned officer, personally appeared Jose A. Arriaga and Teresa Arriaga, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.



Notary Public

My Commission expires: _____

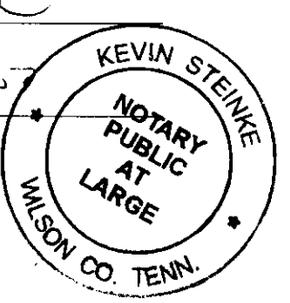
We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $125,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 17th of July, 2007.

Notary Public

My Commission expires: 9-16-07



Name of Owner and Property Address:
William Hockaday
726 Albany Drive

Hermitage, TN 37076

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
Elite Home Loans
109 Westpark Drive
Ste. 206
Brentwood, TN 37027

Tax Parcel ID#: 075.08-0-217.00