THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07060202**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2007. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

MY COMMISSION EXPIRES NOV 22, 2010

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Humberto Villegas 4225 Chesney Glen Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 087-01-0-A-067.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ada N. Frederici, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Humberto Villegas, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot 141, SECTION 1-A, CHESNEY GLEN, as shown on plat of record in Plat Book 9700, Page 288, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ada N. Frederici, a Single Person by Warranty Deed from Jack R. Miller and Wife, Dina C. Miller, recorded on the 13th day of June, 2003 in Instrument No. 20030613-0081996, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4225 Chesney Glen Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2007.

Sharon Lee for Ada N. Frederici as Atty. In Fact
Ada N. Frederici

Davidson County DEEDWARR
Recvd: 07/20/07 15:30 2 pgs
Fees:13.00 Taxes:462.50
20070720-0086783

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ada N. Frederici by Sharon A. Lee, as her Attorney in Fact,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2007.

Kate Rosenthal
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON