THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
Sandra Lea
452 Moss Trail
Apt. 1-15
Goodlettsville, Tennessee 37072

Send Tax Bills To:
Peoples Home Equity
4300 Sidco Drive, #200
Nashville, TN 37204

Map & Parcel Nos.:
042 07 0S 105.00

Davidson County DEEDWARR
Recvd: 07/31/07 08:37 2 pgs
Fees:13.00 Taxes:429.20
20070731-0090494

WARRANTY DEED

THIS INDENTURE, made and entered into this **20th day of July, 2007**, by and between **Ramiro Dominguez**, party of the first part, and **Sandra Lea**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SIXTEEN THOUSAND AND 00/100 DOLLARS ($116,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 308, Heritage Square, Phase III, of record in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ramiro Dominguez from William B. Geiger and wife, Connie Y. Geiger, by and through William B. Geiger, attorney in fact by deed dated May 11, 2001, of record in Instrument No. 20010521-0052236 in the records for Davidson County, TN.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

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

Ramiro Dominguez

Ramiro Dominguez

STATE OF TENNESSEE, COUNTY OF WILSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ramiro Dominguez** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **20th day of July, 2007**.

My commission expires: **3/20/10**

MELINDA M. WRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public Melinda M. Wray

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$116,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **20th day of July, 2007**.

MELINDA M. WRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
537 Heritage Lane
Madison, TN 37115