FOR RECORDING PURPOSES

File No. cr-la0146 File Box

Davidson County DEEDWARR
Recvd: 08/03/07 12:39 3 pgs
Fees:18.00 Taxes:512.45

20070803-0092631

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 138,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: July 31, 2007

NOTARY PUBLIC

COMMISSION EXPIRES: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY: NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346		RETURN TO AFTER RECORDING: Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, Tennessee 37027
ADDRESS NEW OWNERS(S) AS FOLLOWS: Julio Figueroa and Isabel Figueroa 3756 Faulkner Drive Nashville, TN 37211	SEND TAX BILLS TO: Regions Bank d/b/a XXXXXXXXX Regions Mortgage P.O. Box 2153 Birmingham, Al 35287-2520	MAP-PARCEL NUMBER: 148-05-0 011.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Lesa B. McClain, n/k/a Lesa McClain-Betts and Willie M. Betts, wife and husband

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Julio Figueroa and wife, Isabel Figueroa

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (x)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:
3756 Faulkner Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: July 22nd, 2006

Lesa B. McClain, n/k/a Lesa McClain- Betts

Willie M. Betts

(Individual Notary Acknowledgement)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lesa B. McClain, n/k/a Lesa McClain-Betts and Willie M. Betts, wife and husband

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 4308 Hopewood Dr. Nash, TN 37211 on this July day of 22nd, 2006.

Richard Lee Maxwell III
Notary Public

SEAL

RICHARD LEE MAXWELL III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
May 22, 2010

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 85, on the Plan of Hillbrook, Section 3, as of record in Book 3300, page 84, said Register's Office, to which plan reference is made for a more accurate description of said lot.

Being the same property conveyed to Lesa B. McClain, unmarried and William J. McClain, unmarried by deed from Albert C. Kelly and wife, Margaret P. Kelly dated September 19, 1991 of record in Book 8447, page 554, said Register's Office for Davidson County, Tennessee. The said William J. McClain has since died and upon his death, title was vested in Lesa B. McClain pursuant to Will of record in Will Book 239, page 156, Probate Court for Davidson County, Tennessee.

BEING the same premises which Albert C. Kelly and wife, Margaret P. Kelly by
Deed dated 9/19/1991 and recorded 9/23/91 10/24/91 Davidson County, Tennessee in Deed
Book Volume 8447 re-record 8470 , Page 554 re-record 153 or Instrument No.