Davidson County DEEDWARR
Recvd: 08/07/07 08:05 2 pgs
Fees:13.00 Taxes:690.05
20070807-0093681

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
Tillmon & Angela Rushing 6621 Ascot Drive Antioch, TN 37013	CTX Mortgage Company P.O. Box 199077 Dallas, TX 756219-9077	151-9-A85

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

WARRANTY DEED

For and in consideration of the sum of $10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, EURO SERVICES, LLC (AKA EURO SERVICES), a Wyoming limited liability company, by these presents does hereby transfer, grant, and convey unto TILLMON RUSHING and wife, ANGELA RUSHING, their heirs, successors and assigns, all of its right, title and interest in the following parcels of land situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Final Plat of Long Hunter Chase, a residential planned unit development, Phase 1, Section II, of record in Book 9700, page 638, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING all of the same property conveyed to Juan Puentes, unmarried, by deed dated July 27, 2001 and filed of record in Inst. 200108160088524, Register's Office for said County. Juan Puentes conveyed said land to Jose Cruz Puendes, by deed dated August 28, 2001 and filed of record in Inst. 2001083000094453, Register's Office for said County.

AND further being conveyed to Euro Services (also known as Euro Services, LLC) by Trustee's Deed from Aaron Squyres, Successor Trustee, dated April 4, 2007 and filed of record in Instrument 200704130044478, Register's Office for Davidson County, Tennessee.

Property address: 6621 Ascot Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs, successors and assigns, in fee simple forever.

Grantor covenants with the said GRANTEES that it is lawfully seized and possessed of the above described tract or parcel of land, that it has a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, restrictive covenants of record, all visible easements and easements of record, and the 2007 real estate taxes, which have been prorated. Subject to Declaration of Covenants, Conditions, and Restrictions for Long Hunter Chase appearing of record in Book 9430, page 251, Book 9534, page 938 and 942, Book 10706, page 519 and Book 9432, page 702 and the By-Laws appended thereto, of record in Book 9430, Page 279, said Register's Office. Subject to Long Hunter Chase

Homeowner's Association Open Area Deed of record in Instrument #200308200120927, Register's Office for said County.

GRANTOR FURTHER COVENANTS with the said GRANTEES and binds itself, its successors, assigns and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEES, their heirs, successors and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

Euro Services, LLC is the same entity as Euro Services.

IN TESTIMONY WHEREOF, GRANTOR has set its signature, this the 17th day of May, 2007.

EURO SERVICES, LLC

BY: _____
TAMMY CHAMBERS, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, of the state and county aforementioned, personally appeared TAMMY CHAMBERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member of EURO SERVICES, LLC, the within named bargainor, a limited liability company, and that she, as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as such Managing Member.

Witness my hand and seal, this the 17th day of May, 2007.

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

_____
NOTARY PUBLIC
My commission expires: 9/17/08

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $186,500.00.

_____
Affiant

Subscribed and sworn to before me this
the 17 day of May, 2007.

_____
NOTARY PUBLIC
My commission expires: 9/17/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE