1st

Davidson County DEEDWARR
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Fees:13.00 Taxes:536.13
20070807-0094214

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#521

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Rick Zamacona	**Mason-McDuffie Mtg Corp.**	Map 162-16E-
130 Trinity Court	**2010 Crow Canyon Pl,#400**	Parcel 69CO
San Bruno, CA 94066	**San Ramon, CA 34583**	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Arnold W. Preheim and wife, Marci Preheim,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Rick Zamacona, an unmarried man,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of Section Two, Bell Crest, of record in Plat Book 9700, page 20, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arnold W. Preheim and wife, Marci Preheim by special warranty deed dated February 13, 2006 from Household Financial Center, Inc of record in Instrument No. 20060411-0041751, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 9408, page 320, Book 9613, page 20 and in Book 9892, page 927, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 9700, page 20, said Register's Office.**

This is improved property commonly known as **505 Bell Trace Lane, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $144,900.00.

Affiant

Subscribed and sworn to before me this 27th day of July, 2007

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of **July, 2007**.

Arnold W. Preheim **Marci Preheim**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arnold W. Preheim and Marci Preheim**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 27th day of **July, 2007.**

Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011