WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/07 14:14 2 pgs
Fees:13.00 Taxes:499.13

20070907-0107745

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2007

Notary Public:

My Commission Expires 02/26/2011

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jaime Compean Sanchez	SunTrust Mortgage, Inc.	Parcel ID:
3985 Atkins Drive	201 4th Avenue North, 7th Floor	13409005300
Nashville, TN 37211	Nashville, TN 37219	

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, we

Samuel D. Whitaker and wife, Shirley Whitaker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jaime Compean Sanchez, a married person

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 29, on the Plan of Woodland Hills, Phase One, of record in Plat Book 6900, Page 666-669, amended in Book 7564, Page 404, surveyor's certificate of correction in Book 7574, Page 894, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Samuel D. Whitaker and wife, Shirley Whitaker, by deed from Stuart T. Angelle and wife, Deborah C. Angella, of record in Book 8691, page 991, said Register's Office.

This conveyance is subject to: (1) 2007 county taxes which have been prorated and assumed by the Grantees, (2) All matters appearing on the plat of record in Plat Book 6900, page 666-669, and amended in Book 7564, page 404 and Book 7574, page 894, said Register's Office, (3) Easements of record in Book 3103, page 37, Book 3504, page 619, and Book 8347, page 35, said Register's Office, and (4) Storm Water Detention Agreement of record in Book 7262, page 388, and Book 8337, page 556, and (5) Deed of Conveyance of record in Book 10461, page 735, and Book 10461, page 740, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7632, page 947, and Book 9055, page 943, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3985 Atkins 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 5th day of September, 2007.

Samuel D. Whitaker

Shirley Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel D. Whitaker and Shirley Whitaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of September, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.