This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM070241.PFT

Send Tax Bills To:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

Davidson County DEEDWARR
Recvd: 09/11/07 10:06 2 pg
Fees:13.00 Taxes:573.13
20070911-0108837

New Owner is:
Diego Mancillo- Martinez
2981 Brantley Drive
Antioch, TN 37013

MAP: 150-06-0
PARCEL: 086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jimmy R Simmons, Trustee of the Jimmy R. Simmons Revocable Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Diego Mancillo-Martinez and wife, Marisa Hernandez-Foncea** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot Number 84 on the Plan of Percy Priest Meadows, Section II of record in Book 4860, page 15 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy R. Simmons Revocable Trust By Quitclaim Deed from Jimmy Ray Simmons dated 11/29/2005 of record in Instrument Number 20051206-0146564 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to The Plan of record in Plat Book 4860, page 15 and Restrictions of record in Book 4914, page 404 and Book 4815, page 647 both in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Said property is more commonly known as: 2981 Brantley Drive Antioch, TN 37013

JRS
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of August, 2007.

GRANTOR:

Jimmy R. Simmons Trustee

Jimmy R Simmons, Trustee of the Jimmy R. Simmons Revocable Trust

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jimmy R. Simmons,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Trustee of the **Jimmy R Simmons Revocable Trust** the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Witness my hand and seal on this the 31 day of August, 2007.

Annemarie Cain
Notary Public

My Commission Expires: 3.21.2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $154,900.00.

Annie Cain
Affiant

SWORN TO and subscribed before me this 31st day of Aug., 2007.

TAMIRA A. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 26, 2009

NOTARY PUBLIC
My commission expires: 9.26.09