WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/07 09:10 2 pg:
Fees:13.00 Taxes:479.15

20070912-0109209

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$129,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 24TH DAY OF AUGUST, **2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES July 29, 2009
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
MARCELO MENDEZ GONZALEZ	**BANCO POPULAR**	**075-06-0-019.00**
4228 SWEDEN DRIVE	**9600 LONGPOINT, SUITE 200**	
HERMITAGE, TN 37076	**HOUSTON, TX 77055**	

FOR AND IN CONSIDERATION OF THE SUM OF **$129,500.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SANTOS FONSECA, ~~UNMARRIED~~, joined by hiswife, Rosa Orozco

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

MARCELO MENDEZ GONZALEZ, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 260 on the Plan of Hermitage Estates, Section II, of record in Plat Book 3700, Page 23, Register's Office for said County to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Santos Fonseca, unmarried by Warranty Deed from Gregory S. Gaines and wife, Gina P. Gaines dated 01/12/01 and filed for record 01/19/01 in Instrument No. 20010119-0005770, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Plat Book 3924, page 25, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **4228 SWEDEN DRIVE HERMITAGE, TN 37076**

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 not 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 ever 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 my hand this **24TH** day of **AUGUST, 2007**

Santos Fonseca
SANTOS FONSECA

Rosa Orozco
Rosa Orozco

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SANTOS FONSECA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24TH** day of **AUGUST, 2007**.

**Rosa Orozco

Renee Maggart
NOTARY PUBLIC

(SEAL)

My Commission expires: July 29, 2009

RENEE MAGGART
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY