Davidson County DEEDWARR
Recvd: 10/01/07 09:01 2 pgs
Fees:13.00 Taxes:458.80

20071001-0116126

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $124,000.00. Affiant Subscribed and sworn to before me on this 25th day of September, 2007 Notary Public MY COMMISSION EXPIRES: 7-7-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By:
CALVARY TITLE COMPANY
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Villagrana Hernandez	Southeast Financial Credit Union	
(NAME)	(NAME)	
129 Shannon Avenue	444 James Robertson Pkwy.	Map and Parcel 43-1-239.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jose Angel, unmarried, and Alfredo C. Angel, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jorge Villagrana Hernandez and wife, Carmen Raquel Cepeda, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Shannon Place Subdivision, Section 1, of record in Plat Book 11190, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alfredo C. Angel and Jose Angel, both unmarried persons, by Warranty Deed dated July 21, 2005, of record in Instrument No. 20050802-0089987, Register's Office for Davidson County, Tennessee.

This is improved property known as 129 Shannon Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantors do covenant with said Grantees that 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 otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of September, 2007.

Jose Angel

Alfredo C. Angel
By Jose Angel, atty-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State aforementioned, do hereby certify that Jose Angel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of September, 2007.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of Davidson

On this 25th day of September, 2007 before me personally appeared Jose Angel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alfredo C. Angel, and acknowledged that such person executed the same as the free act and deed of Alfredo C. Angel.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jose Angel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Alfredo C. Angel, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Alfredo C. Angel, the within named bargainor by the said Jose Angel as such Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of September, 2007.

Notary Public

My Commission Expires: 7-19-08