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RECORD AND RETURN TO;
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste 200
Nashville, Tennessee 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/07 11:53 2 pgs
Fees:13.00 Taxes:331.15
20071016-0122615

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of October, 2007.

Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne Knalls	Regions Bank d/b/a Regions	91-13-291
6014 O'Brien Avenue	Mortgage	
Nashville, TN, 37209	7130 Goodlett Farms Pkwy.	
	Cordova, TN 38018	

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, I/WE,

Teodoro Sabando Cabading, Jr. and wife, Rachelle B. Cabading

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

Suzanne Knalls

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:

LAND in Davidson County, Tennessee, being Lot No. 89, on the map of WEST NASHVILLE HEIGHTS, of record in Book 332, page 127, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED BUT EXPRESSLY EXCLUDED from this conveyance is property conveyed to the STATE OF TENNESSEE for the use and benefit of the Department of Highways and Public Works, of record in Book 3407, page 369, and additional tract conveyed in Instrument Number 20020110-0003702, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Teodoro Sabando Cabading, Jr., An Unmarried Person, by Warranty Deed from Estate of Evelyn Dorand by Peggy D. Mathes, Administrator, of record in Instrument Number 20010126-0007888, Register's Office for Davidson County, Tennessee. The said Rachel B. Cabading, wife of Teodoro Sabando Cabading, Jr., joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This property is conveyed subject to any and all easements, restrictive covenants and any other documents of record.

Unimproved ( )
This is improved (X) property known as 6014 O'Brien Avenue, Nashville, TN 37209

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 my/our hand(s) this 12th day of October, 2007

Teodoro Sabando Cabading, Jr.

Rachelle B. Cabading

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Teodoro Sabando Cabading, Jr. and wife, Rachelle B. Cabading, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 2007.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010