Davidson County DEEDWARR
Recvd: 10/25/07 11:14 2 pgs
Fees:13.00 Taxes:762.43
20071025-0126094

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $206,063.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2007.

Notary Public
My commission expires: ~~02/24/08~~ 11/12/10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

06-0710-72884

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roberto J. Ochoa	Countrywide Bank, FSB	151-09-0-A-039
4601 Derbyshire Court	3011 Armory Drive, Suite 120	
Antioch TN 37013	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roger Ware Dunaway, III and Kerri L. Dunaway, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roberto J. Ochoa and wife, Gina Ochoa, hereinafter called the Grantees, their successors 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. 39, on the Plan of Long Hunter Chase, a Residential Planned Unit Development, Phase I, Section II, of record in Book 9700, Page 638, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger Ware Dunaway, III and Kerri L. Dunaway, husband and wife by deed from Barry Construction Company, a Tennessee corporation, dated February 29, 2000, recorded March 2, 2000, of record in Instrument No. 20000302-0020806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4601 Derbyshire Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 23rd day of October, 2007.

Roger Ware Dunaway, III

Kerri L. Dunaway

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger Ware Dunaway, III, and Kerri L. Dunaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23rd day of October, 2007.

Kathleen Tomlinson
Davidson

My Commission expires 02/24/08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN