WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/07 14:17 2 pgs
Fees:13.00 Taxes:471.75

20071101-0129046

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 05/03/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Veronica E. Miranda	Guaranty Trust Company	Parcel ID:
3420 Old Anderson Rd.	P.O. Box 1218	136150C00600CO
Antioch, TN 37013	Murfreesboro, TN 37133	

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, we

Allen L. Qualls, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Veronica E. Miranda and husband, Ivan Roche

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:

BEING Unit No. 6, on the Plan of Camden Court Townhomes, of record in Instrument 20010205-0010878,* Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
(*erroneously shown as 20010205-0010898 on prior deed)

Being the same property conveyed to Allen L. Qualls, unmarried, by deed from York Construction, LLC, of record in Instrument 20011106-0121496, said Register's Office.

This conveyance is subject to the Master Deed, Covenants, Conditions, Restrictions and By-Laws recorded in Instrument 20010201-0009990; Instrument 20010314-0024382; and Instrument 20010605-0058442, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20010205-0010878, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3420 Old Anderson Rd., 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 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 hand this 30th day of October, 2007.

Allen L. Qualls

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen L. Qualls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2007.

My Commission Expires: 1/20/08

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.