WARRANTY DEED

B-SKOW-07-127

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF ~~Tennessee~~ TN
COUNTY OF ~~Davidson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur C. Cheney	Hamilton Mortgage Corporation	
127 Sanitarium Drive (ADDRESS)	#1 Independence Plaza, Ste. 416 (ADDRESS)	52-8-8.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LUIS TAVERAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARTHUR C. CHENEY, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN PARCEL OR TRACT OF LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESIGNATED AS PARCEL 8 ON A SURVEY MADE BY R.L. MONTOYA LAND SURVEYING, DATED OCTOBER 10, 1983, AND FURTHER DESCRIBED ACCORDING TO SURVEY BY JOHN B. KOHL, III DATED JANUARY 27, 1984, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF SANITARIUM ROAD, SAID POINT BEING EST 1316.87 FEET OF THE INTERSECTION OF THE NORTHERLY MARGIN OF SANITARIUM ROAD WITH THE CENTER LINE OF NEELEYS BEND ROAD; THENCE NORTH 22 DEGREES 57'37" EAST 187.0 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID SANITARIUM ROAD; THENCE, WITH SAID NORTHERLY MARGIN, SOUTH 67 DEGREES 2'23" WEST 108.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LUIS TRAVERAS BY DEED DATED JULY 22, 2005, FROM GALE D. SMITH AND WIFE, BETTY SMITH OF RECORD IN INSTRUMENT NO. 20050728-0088508, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5343, PAGE 43; BOOK 5343, PAGE 45; BOOK 8519, PAGE 210, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 127 Sanitarium Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 11/20/07 09:47 2 pgs
Fees:13.00 Taxes:499.50
20071120-0135764

Witness my/our hand(s) this 15th day of November, 2007.

Luis Taveras

STATE OF California
COUNTY OF Orange

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

Witness my hand and official seal, this the 15th day of November, 2007.

Notary Public

My Commission Expires: 09.25.2009

(SEAL)

NRO1 ANGELA M. WYCKOFF COMM. #1609210 Notary Public · California Orange County My Comm. Expires Sep. 25, 2009 NRO1

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903