This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0710321
After Recording please return to:
WG WEAVER TITLE fka Calvary Title
5214 Maryland Way Suite 208
Brentwood, TN 37027

File No. B1145

Davidson County DEEDWARR
Recvd: 11/28/07 13:15 2 pgs
Fees:13.00 Taxes:377.40
20071128-0138116

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$102,000.00**

Hillary Torrence
Affiant

Subscribed and sworn to before me, this 16th day of November, 2007

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Amy Crowe
Notary Public
My commission expires: 7-21-10

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jose D. Carranza 4832 Cimmarron Way Antioch, TN 37013	New South Federal Savings Bank 210 Automation Way MSN 49730 Birmingham, AL 35210	050-10-0-126.00

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 of which is hereby acknowledged, I, **Stanley K. Miyabara, a married man** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jose D. Carranza, an unmarried man** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee.

BEING Lot No. 33 on the Plan of the Village By the Creek, Section Two, revised of record in Plat Book 5200, Page 784, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Stanley K. Miyabara by Warranty Deed from Bryant T. Chan and Jennifer S. Sam, husband and wife, of record in Instrument No. 20061012-0126880, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein..

Grantor certifies that the above described property is not used now and has never been used by him, or a spouse or a dependent of him, as a principal place of residence.

This property is improved property known as **208-210 Mound Ct, Nashville, Tennessee 37207-2138**

Init. 11/16/07

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Stanley K. Miyabara, sign this Warranty Deed on this the 16th day of November, 2007.

Stanley K. Miyabara

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stanley K. Miyabara**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 16th day of November, 2007.

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds