Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-2808

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-9-09
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of November, 2007.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Ismael Gomez
3505 Albee Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
08606000700

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Equity Trust Company Custodian FBO, Brian Mullins IRA

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ismael Gomez, unmarried

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:

Lot No. 51, on the Plan of Chapelwood, Section 2, as shown by plat of record in Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Melvin Smith on 07/07/2005, by deed from ABN AMRO Mortgage Group Inc., filed for record on 11/02/2005, in Instrument Number 20051102-0132546, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa Chance and Ignacio Chance-Garcia on 05/04/2006, by deed from Melvin Smith , filed for record on 05/09/2006, in Instrument Number 20060509-0054094, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Equity Trust Company Custodian FBO, Brian Mullins IRA on 08/27/2007, by deed from Ignacio Chance-Garcia and wife, Melissa R. Chance, filed for record on 08/31/2007, in Instrument Number 20070831-0104703, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **3505 Albee Drive Hermitage, TN 37076**

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 27th day of November, 2007.

Equity Trust Company Custodian FBO, Brian Mullins IRA

BY:

Rita Grasso

Davidson County DEEDWARR
Recvd: 12/04/07 15:38 2 pgs
Fees:13.00 Taxes:342.25

20071204-0140532

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Lorain

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Rita Grasso, with whom I am personally acquainted, and who, ~~upon oath~~, acknowledged himself/herself to be the ~~President~~ of Corporate Alternate Signer, for Key Trust Company within named bargainor, a corporation, and that he/she as such ~~President~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as ~~President~~. Corporate Alternate Signer

Witness my hand and official seal at office this 27th day of November, 2007.

Allison Woodward
Notary Public

Commission Expiration: 10-01-12

NOTARY PUBLIC STATE OF OHIO

ALLISON WOODWARD
Notary Public, State of Ohio
My Commission Expires
October 1 , 2012