This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

LYNDA KAYE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $132,500.00.

Affiant

Subscribed and sworn before me this the 18th day of December, 2007.

Notary Public
My commission expires: 1/23/2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jose Pineda Coreas 805 Westchester Drive Madison, TN 37115	New Owner	42-9-98

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, C. R. Waters, a/k/a Ray Waters, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose Pineda Coreas, a married man, and Karla Pineda Torres, as unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Kemper Heights, Section Two, of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to C. R. WATERS, by Deed from ROBERT E. BOTTORFF, JR. and wife, DONNA JAN BOTTORFF, dated September 10, 2007, recorded on September 12, 2007, in Instrument No. 20070912-0109296, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 805 Westchester Drive, Madison, TN 37115.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 14th day of December, 2007.

C. R. Waters, a/k/a Ray Waters

Davidson County DEEDWARR
Recvd: 12/26/07 08:49 2 pgs
Fees:13.00 Taxes:490.25

20071226-0146873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, C. R. Waters, a/k/a Ray Waters, 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 and official seal this 18th day of December, 2007.

My commission expires:

My Commission Expires
September 25, 2010

Notary Public

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public