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Realty Title
Box 484

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/03/08 09:22 2 pgs
Fees:13.00 Taxes:487.66

20080103-0000490

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $131,800.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2007.

Notary Public
My commission expires: 7-24-2010

03-0711-35110

Address of New Owner:	Send Tax Bills to:	Tax Information
Jesse J. Qualls	Wells Fargo Bank, N.A.	149-02-0-A-036.00CO
1008 Regents Park Circle	P.O. Box 4148	
Antioch TN 37013	Frederick, MD 21705-4148	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gregorio Leon and wife, Victoria Leon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jesse J. Qualls, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Phase I, Piccadilly Square, (erroneously referenced as Picadilly in prior deed of record), of record in Book 5200, Pages 721-723, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregorio Leon and wife, Victoria Leon, by deed from Kay Brien, formerly Kay L. Carlson, dated 9-24-98, recorded 9-29-98, in Book 11130, Page 424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1008 Regents Park Circle, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 28th day of December, 2007.

GREGORIO LEON by Jose Ayala ATTY IN FACT
Gregorio Leon, By Jose Ayala
Attorney in Fact

VICTORIA LEON by Jose Ayala ATTY IN FACT
Victoria Leon, By Jose Ayala
Attorney in Fact

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 Jose Ayala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Gregorio Leon and Victoria Leon, and that he is authorized by Greg Leon and Victoria Leon to execute this instrument on their behalf.

Witness my hand in Nashville, TN, this 28th day of December, 2007.

Karen Colbert
Diane ~~K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds