File #2007544	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,400.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2008. Notary Public MY COMMISSION EXPIRES: July 20, 2008 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/17/08 09:42 2 pgs
Fees:13.00 Taxes:327.08
20080117-0005309

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esmeralda Cervantes-Sanchez	Southeast Financial Federal Savings Bank	
(NAME)	(NAME)	
3104 Harlin Drive	444 James Robertson Parkway	Map 119-13
(ADDRESS)	(ADDRESS)	Parcel 27
Nashville, TN 37211	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Brent David Donahue, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Esmeralda Cervantes-Sanchez, 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of an Addition to and Revision of Lots 93,94,95,96 and 97 of the H.G. McNabb Subdivision of record in Book 1130, page 79, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brent D. Donahue and Jessica L. Donahue, husband and wife by deed from William E. Mangus and wife Linda J. Mangus of record in Instrument 200109180100897, said Register's Office, dated August 28, 2001. And being the same property conveyed to Brent David Donahue by Quitclaim Deed from Jessica Leigh Donahue of record in Instrument 200607120083515, said Register's Office, dated July 10, 2006.

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

Unimproved ( )
This is improved (X) property, known as **3104 Harlin Drive, Nashville, TN 37211**
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 9th day of January, 2008.

Brent David Donahue

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Brent David Donahue who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of January, 2008.

Notary Public

My Commission Expires: My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027