Davidson County	DEEDWARR
Recvd: 03/04/08 10:40	3 pgs
Fees:18.00 Taxes:514.65	
20080304-0021459	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$139,095.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28 DAY OF February, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adeola J. & Grace T. Ibine	Coldwell Banker Mortgage 3000 Leadenhall Road Mount Laurel, NJ 08054	Map 74.04 Parcel 101

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,

Mauricio Alvarenga and wife, Vilma E. Alvarenga

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Adeola J. Ibine and Grace T. Ibine, husband and wife

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, TN, BEING LOT NO. 34 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, REVISED, OF RECORD IN PLAT BOOK 4675, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MAURICIO ALVARENGA AND WIFE, VILMA E. ALVARENGA BY DEED FROM JAMES R. LASHLEE AND WIFE, ANNA LAURA KEY LASHLEE DATED MAY 14, 2002 OF RECORD IN INSTRUMENT NUMBER 20020517-0060860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 4820, Page 611, amended in Book 4960, Page 506, and in Book 4969, Page 667, Register's Office for Davidson County, Tennessee.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **8127 Bonnafair Drive, Hermitage, TN 37076**
(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 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 our hand(s) this 28 day of February, 2008.

Mauricio Alvarenga

Vilma E. Alvarenga

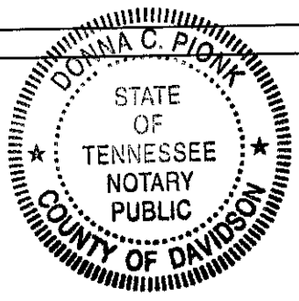
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mauricio Alvarenga and wife, Vilma E. Alvarenga, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of February, 2008.

Donna C. Plonk
NOTARY PUBLIC

My Commission Expires: 1-9-2012



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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