Davidson County DEEDWARR
Recvd: 03/06/08 09:49 2 pgs
Fees:13.00 Taxes:462.13

20080306-0022520

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008020135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $124,900.00.

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 26th day of February, 2008.

X _____
Affiant

Kathy J Byers
Notary Public
My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Juan E. Montejo 124 Roosevelt Avenue Madison, TN 37115	Taylor, Bean & Whitaker Mtg. P. O. Box 628204 Orlando, FL 32862	04305014500

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steve Sloan d/b/a Steven Builders**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Juan E. Montejo and wife, Yaquelin Aguilera Batista**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 of BLOCK "B" on the Map of KENNASTON ESTATES, as of record in Plat Book 843, Page 83, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Description is the same as in prior deed of record.

Being the same property conveyed to Steve Sloan d/b/a Steven Builders, by Warranty Deed from Curtiswood, LLC, dated July 30, 2007 and recorded August 6, 2007, in Instrument No. 20070806-0093170, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to plat of record in Plat Book 843, Page 83, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **124 Roosevelt Avenue, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of February, 2008.

Steve Sloan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Steve Sloan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2008.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY