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|---|---|
| **WARRANTY DEED**<br><br>ET-08-0730 | STATE OF Tennessee<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,370.00<br>Affiant<br>Subscribed and sworn to before me, this 17th DAY OF March, 2008.<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
| **THIS INSTRUMENT WAS PREPARED BY**<br>Executive Title, LLC<br>4470 Old Lebanon Dirt Road<br>Mt. Juliet, TN 37122 | |

JIM R. VANDERPOOL
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

| ADDRESS NEW OWNER(S) AS FOLLOWS (NAME) | SEND TAX BILLS TO (NAME) | MAP-PARCEL NUMBERS |
|---|---|---|
| Marvin L. Peraza | Countrywide Bank, F.S.B. | |
| 1241 Cheyenne Court (ADDRESS) | 801 Crescent Centre Drive, Suite 510 (ADDRESS) | 52-5-40 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN P. HAHN, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARVIN L. PERAZA AND WIFE, MARIA Z. LARA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, G.W. HIRE Subdivision, as shown on plat of record in Plat Book 5210, Page 299, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen P. Hahn by Warranty Deed from W. J. Fillmore, unmarried, recorded on the 13th day of March, 2006 in Instrument No. 20060313-0028867, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 5210, page 299; Register's Office for said County.

This is investment property, and has never been the principle residence of Stephen P. Hahn.

unimproved ( )

This is improved ( X ) property, known as 334 Madison Boulevard, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of March, 2008.

Stephen P. Hahn

Davidson County DEEDWARR
Recvd: 03/24/08 11:42 2 pgs
Fees:13.00 Taxes:412.07

20080324-0028920

STATE OF NEVADA
COUNTY OF CLARK

On this the 17th day of March, 2008, before me personally appeared Stephen P. Hahn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of March, 2008.

Susan Alvarez

Notary Public

My Commission Expires: 8-18-09

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SUSAN ALVAREZ
No: 94-2777-1
My Appointment Expires Aug. 18, 2009

**RETURN TO:**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520