WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/08 16:16 3 pgs
Fees:18.00 Taxes:434.01
20080530-0055479



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$117,300.00.**

Daphne M Davis
Affiant

Subscribed and sworn to before me this 28 day of May, 2008

Elizabeth D Maison
Notary Public
My Commission expires: 4-15-2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Manuel H. Pineda and Sandra Pineda	Gateway Funding Diversified Mortgage Services, LP ISAOA, ATIMA	162-07-0-087.00
4972 Shihmen Drive	P.O. Box 330	
Antioch, TN 37013	Horsham, PA 19044	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doug Lawrence**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Manuel H. Pineda and Sandra Pineda, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 98 on the plan of Antioch Park, Section III, of record in Book 5518, page 983, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Doug Lawrence, from The 4972 Shihmen Drive Trust, L&O Farms , LLC as Trustee, by deed on February 29, 2008, of record in Instrument Number 20080304-0021522, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 25, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4519, page 933, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4972 Shihmen Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 28, 2008.

Doug Lawrence
Doug Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

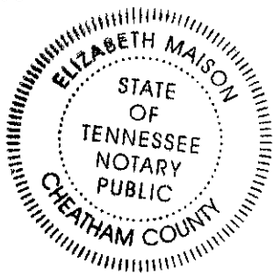
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doug Lawrence** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 28, 2008

My commission expires 4.15.2012

Elizabeth Maison

Notary Public



I, Liz Maison, 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.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)