(1)

After recording return to:
Bridgehouse Title
342 Cool Springs Blvd., Ste 202
Franklin, TN 37067

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct Suite 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $133,000.00

David L. McArthur
Affiant

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 11th day of June 2008.

Notary Public
My commission expires: 12-06-2011

Davidson County DEEDWARR
Recvd: 06/18/08 15:44 2 pgs
Fees:13.00 Taxes:492.10
20080618-0062963

Address of New Owner:	Send Tax Bills to:	Tax Information
Lorenzo Roman-Cruz 4748 Billingsgate Rd. Antioch TN 37013-0000	Southeast Financial Federal Credit Union 220 Royal Oaks Blvd. Franklin, TN 37064	149010B07200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lois A. Hackney an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lorenzo Roman-Cruz and wife Febe Abad Avendano, and Blanca Ivonne Roman-Abad an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 267 on the Plan of Piccadilly Square Phase 3 of record in Plat Book 6250 Pages 892, 893, 894 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lois A. Hackney by deed from John C. Norman and wife Debbie L. Norman of record in Book 10656 Page 63 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Piccadilly Square Phase 3 of record in Book 6250 Page 892, 893, 894, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6236 page 683 and amended in Book 6300 Page 409; Book 6306 page 833; Book 6355 Page 322; Book 6496 Page 100; Book 6496 Page 107; Book 6496 Page 114; Book 6518 Page 184; Book 6518 Page 190; Book 6830 Page 739 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Piccadilly Square Homeowner's Associaiton of record in Book 6236 Page 703 and amended in Book 6295 page 518,556,564 and Book 6300 page 423 5) Bylaws for Piccadilly Square Homeowners Association of record in Book 6236 Page 708 and amended in Book 6295 page 572,580,588 and Book 6300Page 431

This property is improved property known as 4748 Billingsgate Rd., Antioch, Tennessee 37013-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of June, 2008.

Lois A. Hackney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois A. Hackney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of June, 2008.

Notary Public

My Commission expires: 3/29/11

FILE NO: 05715

Amy Cross
State of Tennessee Notary Public
Williamson County