WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$139,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of June, 20 08

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/02/08 08:37 3 pgs
Fees:18.00 Taxes:517.63
20080702-0068114

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:
John Leonard Craver	Manhattan Mortgage Corporation	147-04-0-125.00
3674 Richbriar Circle	504 S. Kings Ave.	
Nashville, TN 37211	Brandon, FL 33511	

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, **Joel Jimenez and wife, Rachel Beyeler Jimenez**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Leonard Craver**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly part of Lot No. 297 on the Plan of Hillbrook Estates, Section 5, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the northerly terminus of Richbriar Circle at the common front corner of Lots Nos. 297 and 296; thence with the line between said lots northwestwardly 111.6 feet more or less to the south line of part of said lot conveyed to Metropolitan Government of Nashville, by instrument of record in Book 4099, page 429, said Register's Office; thence with south line north 62 deg. 32 min. E 140.8 feet more or less to a point; thence North 68 deg. 15 min. E 38.9 feet, more or less to the line between Lot Nos. 297 and 298 in said plan; thence with said dividing line southwestwardly 184.6 feet more or less to a point in the northerly margin of the terminus of Richbriar Circle at the beginning of a curve to the left having a radius of 50 feet; thence with the curve of said terminus, northwestwardly 41.29 feet to the point of beginning.

Being the same property conveyed to Joel Jimenez and wife, Rachel Beyeler Jimenez, by deed from Beverly A. Duane, unmarried, on October 14, 2005, of record in Instrument Number 20051024-0127762, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 in the estimated amount of $1,486.73 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 147-04-0-125.00.
- Subject to all matters as shown on the Plan of record in Book 3700, page 73, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4031, page 160, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3674 Richbriar Circle, Nashville, TN 37211**

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 June 30, 2008.

Joel Jimenez

Rachel Beyeler Jimenez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joel Jimenez and wife, Rachel Beyeler Jimenez** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 30, 2008

My commission expires 4.15.12

Elizabeth Maison
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

I, Elizabeth 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.

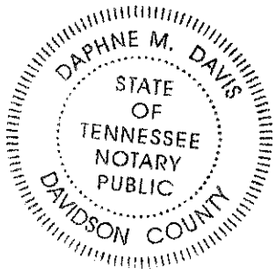
Signature

State of TN
County of Davidson

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

Notary's Signature

My commission expires: 11-14-2009



(Seal)