Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Cheatham
The actual consideration or value, whichever is greater, for this transfer is $136,000.00

Ricky Gonzalez
Affiant

Subscribed and sworn to before me, this 25th day of July, 2008.

Marie Collins
Notary Public
My commission expires: 12-3-11

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

06-0806-73083

Address of New Owner:	Send Tax Bills to:	Tax Information
Ricky Gonzalez	Access National Mortgage	076-01-0 043.00
648 Rehnea Drive	1800 Robert Fulton Drive #350	
Old Hickory TN 37138	Reston, VA 20191	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard B. Stevens, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ricky Gonzalez and Yelitza D. Fernandez, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Oak Creek Subdivision, of record in Book 5200, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard B. Stevens by deed from Tim Migliaccio and wife, Donna Wilkins Migliaccio, dated October 1, 2004, recorded October 7, 2004, of record in Instrument No. 20041007-0121003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 648 Rehnea Drive, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 07/30/08 14:08 2 pg
Fees:13.00 Taxes:503.20
20080730-0078182

WITNESS my hand this 25th day of July, 2008.

Richard B. Stevens

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard B. Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25th day of July, 2008.

Kathleen Tomlinson
~~Davidson~~ Wilson

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012