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Realty Title Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Affiant

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

Notary Public
My commission expires: 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-0807-35532

Address of New Owner:	Send Tax Bills to:	Tax Information
Marina L. Sanchez	Citimortgage, Inc.	155-08-0-C-120.00CO
6913 Collinswood Drive	1000 Technology Dr.	
Nashville TN 37221	O'Fallon, MO 63368-2240	

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, Taylor Colby, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marina L. Sanchez and husband, Miguel M. Sanchez, 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. 120, on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347; amended in Book 7900, Pages 888 and 889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Taylor Colby by deed from Joel Wilkerson Bryant and wife, Maria Elena Bryant, dated 2-28-03, recorded 3-5-03, in Instrument No. 20030305-0029145, Register's Office for Davidson County, Tennessee.

Dana Colby, wife of Taylor Colby, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 6913 Collinswood Drive, Nashville, TN 37221

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: 09/02/08 16:04 2 pgs
Fees:13.00 Taxes:876.90

20080902-0089903

WITNESS my hand this 28th day of August, 2008.

Taylor Colby

Dana Colby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Taylor Colby and Dana Colby, 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 Brentwood, TN, this 28th day of August, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09