Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 29 day of May 2009.

Notary Public
My commission expires: 6/27/09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans: T20090036176 DEEDWARR
Recvd: 06/02/09 09:59 2 pgs
Fees: 13.00 Taxes: 617.90
20090602-0050512

Address of New Owner:	Send Tax Bills to:	Tax Information
Maria Moreno	Regions Bank d/b/a Regions	058090A14800CO
1095 Rambling Brook Road	2050 Parkway Office Circle	
Nashville, TN 37218	Birmingham, AL 35244	

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, **J. Jesus Juarez, married** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Maria Moreno, married** 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 140, PLAN OF CREEKSIDE TRAILS, PHASE 5, as shown on plat of record in Instrument No. 20051103-0133061, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J. Jesus Juarez, married, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded December 29, 2006 in Instrument No. 20061229-0160776, in the Register's Office, Davidson County, Tennessee.

Lidia Gomez Reyna joins in this conveyance to disclaim and waive her interest in said property, if any.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1095 Rambling Brook Road, Nashville, TN 37218

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 the 29th day of May, 2009.

J. Jesus Juarez

Lidia Gomez Reyna
By J. Jesus Juarez
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On May 29, 2009, before me personally appeared, **J. Jesus Juarez**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lidia Gomez Reyna**, and who acknowledged that she executed the same as the free act and deed of **Lidia Gomez Reyna**.

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of May, 2009.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6/27/09

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

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of May, 2009.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6/27/09

FILE NO: 2009041230