BILL GARRETT, Davidson County
Trans:T20090061971 DEEDWARR
Recvd: 09/09/09 15:59 3 pgs
Fees:18.00 Taxes:488.03

20090909-0084655

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $131,900.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2009.

Notary Public
My commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

04-0907-53552

Address of New Owner:	Send Tax Bills to:	Tax Information
Eliseo Escalera-Vargas	Peoples Home Equity	150-10-0-023.00
3037 Fieldstone Dr.	213 Ward Circle, Suite 200	
Antioch TN 37013	Brentwood, TN 37027	

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, Phillip Stafford and wife, Diane Stafford, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eliseo Escalera-Vargas, married, 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. 86, on the Plan of Cherry Hills, Section 10-B, of record in Book 5210, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Traci Oliver, unmarried by deed from Rosalyn Norris, married, dated August 26, 2004, recorded September 3, 2004, of record in Instrument No. 20040903-0106975, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated July 17, 2008, recorded July 30, 2008, of record in Instrument No. 20080730-0078042, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Phillip D. Stafford and Diane Stafford, husband and wife by Special Warranty Deed from The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, dated October 31, 2008, recorded November 24, 2008, of record in Instrument No. 20081124-0114990, 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 3037 Fieldstone Dr., Antioch, TN 37013

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.

WITNESS my hand this 4th day of September, 2009.

Phillip Stafford

Diane Stafford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip Stafford and Diane Stafford, 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 Nashville, TN, this 4th day of September, 2009.

Notary Public
State of Tennessee at Large

My Commission expires: 2/11/13

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

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212