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This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090645

BILL GARRETT, Davidson County
Trans:T20090075700 DEEDWARR
Recvd: 11/05/09 15:05 2 pgs
Fees:13.00 Taxes:403.30
20091105-0102562

Send Tax Bills To:
Regions Bank
P. O. Box 2153
Birmingham, AL 35287

New Owner is:
Delfino Sanchez
4743 McBride Road
Antioch, TN 37013

MAP: 148-16-0

PARCEL: 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ralph Allen and wife, Gail Allen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Delfino Sanchez and Velia Sanchez, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 210 on the Plan of Debra Heights, Section 2 of record in Book 3700, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Ralph Allen and Gail Allen, married, by Deed from Secretary of Housing and Urban Development, of Washington, D.C., dated 5-1-08 and recorded 5-6-08 in Instrument No. 20080506-0046639, in the Register's Office of Davidson County, Tennessee.

Improved property known as: **4743 McBride Road, Antioch, TN 37013**

RA GA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of November, 2009.

GRANTOR(S):

RALPH ALLEN

GAIL ALLEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **RALPH ALLEN AND GAIL ALLEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 3rd day of November, 2009.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC **NOTARY PUBLIC**
STATE OF TENNESSEE My Commission Expires:
My Commission Expires
January 23, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$109,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 3rd day of November, 2009.

NOTARY PUBLIC
My commission expires: 12-06-2011