WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2009

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Non Profit Housing Corporation	New Owner	Parcel ID:
4219 Hillsboro Road, Suite 220		See List Below **
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Pedro Villanueva and Lucila Villanueva

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Non Profit Housing Corporation

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot Nos. 2A, 2B, 3B, 4A, 4B, 10A, 10B, 11A, 11B, 12A, and 12B, Zone Lot Division of Lots 2, 3, 4, 10, 11 & 12 of the Resubdivision of Reserve Parcel A of Jones Park Estates, as shown on plat of record in Plat Book 6150, page 252, amending Plat Book 6200, page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Pedro Villanueva and wife, Lucila Villaneuva, by deeds from John D. Denton, of record in Instr. 20040730-0091638, Instr. 20040730-0091636, Instr. 20040730-0091623, Instr. 20040804-0093700, Instr. 20040730-0091634, and Instr. 20040730-0091621, said Register's Office.

This conveyance is subject to: (1) All matters appearin on the plats of record in Plat Book 6250, page 652; and Plat Book 6200, page 23; (2) Restrictive Covenants of record in Book 6405, page 190; and (3) Easements of record in Book 6523, page 70, Book 6850, page 366; and Book 6850, page 414, said Register's Office.

Power of Attorney of record in Instr. 20091117010571 7, said Register's Office.

** Parcel ID Numbers: 06016030200, 06016027900, 06016030100, 06016030000, 06016028100, 06016028700, 06016029900, 06016028800, 06016029800, 060160028900, 06016029700

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 704-709, 711, 712-715 Jones Park Court, Nashville, TN 37207

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of November, 2009.

Pedro Villanueva by Sandra J Patton atty in fact
Pedro Villanueva

Lucila Villanueva by Sandra J Patton atty in fact
Lucila Villanueva

BILL GARRETT, Davidson County
Trans:T20090078088 DEEDWARR
Recvd: 11/17/09 10:38 2 pgs
Fees:13.00 Taxes:1942.50
20091117-0105718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sandra J. Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Pedro Villanueva and Lucila Villanueva as their Attorney in Fact as the free act and deed of the within named Pedro Villanueva and Lucila Villanueva.

Witness my hand and official seal at Nashville, Tennessee the 16th day of November, 2009.

My Commission Expires: 11-22-10

Notary Public

