BILL GARRETT, Davidson County
Trans:T20090085839 DEEDWARR
Recvd: 12/21/09 15:20 3 pgs
Fees:18.00 Taxes:1567.00

20091221-0116123

THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, TN 37201-1638
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
REGIONS MORGAN KEEGAN TRUST, Trustee of the Cynthia M. Munoz Revocable Trust dated December 22, 1992 315 Deaderick St. Nashville, TN 37237-0402	SAME	17600002800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $423,513.26.

REGIONS MORGAN KEEGAN TRUST, Trustee

By: Thomas A. Allen
THOMAS A. ALLEN, Vice President

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by THOMAS A. ALLEN in his capacity as Vice President of Regions Morgan Keegan Trust this 15th day of December, 2009.

WARNER McNEILLY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2013

Notary Public

My Commission Expires: 9/8/13

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty-Three Thousand Five Hundred Thirteen and 26/100 Dollars ($423,513.26), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, RAQUEL MUNOZ DUENEZ and BRAULIO DUENEZ, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto REGIONS MORGAN TRUST, TRUSTEE OF THE CYNTHIA M. MUNOZ REVOCABLE TRUST DATED December 22, 1992, hereinafter "GRANTEE", its successors and assigns, certain real estate in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown herein.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said

GRANTEE, its successors and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 18th day of December, 2009.

RAQUEL MUNOZ DUENEZ

BRAULIO DUENEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, RAQUEL MUNOZ DUENEZ and BRAULIO DUENEZ, the within named bargainors, 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 this 18th day of December, 2009.

NOTARY PUBLIC

My Commission Expires:

9/8/13

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

EXHIBIT A

Tract and improvements of property being described in Book 7877, page 233, Register's Office, Davidson County, Tennessee according to a survey made by John Kohl & Co. dated September 7, 1989, as follows:

BEGINNING at an iron pin located at the southwesterly intersection of Maxwell Road and a 60 foot right of way; thence with the margin of Maxwell Road, South 85 degrees 45 minutes East 268 feet to an iron pin; thence South 4 degrees 55 minutes West 1166.5 feet to an iron pin; thence North 85 degrees 15 minutes West 306.5 feet to an iron pin in the easterly margin of a 60 foot right of way; thence with the margin of said right of way, North 6 degrees 45 minutes East 1,168 feet to the point of beginning. Together with a license on a 60 foot strip adjoining the west property line.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS DESCRIBED AS FOLLOWS: Being Lot No. 1 on the Re-Subdivision of the Judith A. Butler property of record in Plat Instrument No. 200009210094041, Register's Office for Davidson County, Tennessee and described as follows: South 00 degrees 31 minutes 57 seconds East 540.38 feet to a point; thence South 80 degrees 18 minutes 01 seconds East 223.81 feet to a point; thence South 05 degrees 06 minutes 40 seconds West 558.35 feet to a point; thence South 85 degrees 26 minutes 47-seconds East 76.25 feet to the point of beginning. (Property conveyed in Instrument Number 20001204-0118502, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Raquel Munoz Duenez and husband, Braulio Duenez by deed of record in instrument #20030514-0065676, Register's Office, Davidson County, Tennessee.

The street address of the property is 4269 Maxwell Road, Antioch, TN 37013.

Said property is subject to:

1. All matters shown on Final Subdivision Plat Re-Sub of the Judith A. Butler Property of record in Instrument #200009210094041, Register's Office, Davidson County, Tennessee; and

2. Agreements of record in Book 4923, page 280, Instrument #200006160059950, and Instrument #200008010075577, Register's Office, Davidson County, Tennessee.