BILL GARRETT, Davidson County
Trans:T20100058999 DEEDWARR
Recvd: 09/20/10 12:56 2 pgs
Fees:13.00 Taxes:425.50
20100920-0074613

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of September, 2010, by and between Panim Moon, unmarried, party of the first part, and Jesus Reyes-Martinez and Herminia V. Alcantara, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 696 on the Plan of Edge-O-Lake, Section 17, of record in Book 4460, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

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.

Being all or part of the same property conveyed to Panim Moon, by virtue of that certain Cash Deed dated April 14, 2010, at Instrument No. 20100420-0029717 in the Register's Office of Shelby County, Tennessee. Being previously convyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20091218-0115169, dated September 2, 2009 from Juan Gomez by virtue of Quit Claim Deed at Instrument No. 20070206-0015291 dated January 14, 2007, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Panim Moon by Misun Porter Atty in Fact
Panim Moon by Misun Porter, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2010, before me personally appeared Misun Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Panim Moon and acknowledged that she executed the same as the free act and deed of the said Panim Moon.

WITNESS my hand and official seal at office this 17th day of September, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Jesus Reyes-Martinez and Herminia V. Alcantara 2816 Galesburg Drive Nashville, TN 37217
Tax Parcel No	150-05-0-216.00
Property Address:	2816 Galesburg Dr Nashville, TN 37217
MAIL TAX BILLS TO:	SWBC Mortgage Corp 213 Overlook Cir **Brentwood, TN 37037**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of September, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY