THIS INSTRUMENT PREPARED BY:
James G. Lackey III
414 Union Street, Suite 1800
Nashville, TN 37219

Instr:200008090078866 Page: 1 OF 2
REC'D FOR REC 08/09/2000 8:50:29AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $558.70

Return To:
SOUTHERN TITLE SERVICES, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Juan F. Guzman Adela Guzman	(NAME) Union Planters PMAC	(Field Book No.) 5DX 00167
(STREET ADDRESS OR ROUTE NUMBER) 4905 Alexis Dr.	(STREET ADDRESS) P.O. Box 18001	(Map) 173-4-A
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Hattiesburg, MS 39404	(PARCEL) 149

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and suffiniency of which is hereby acknowledged John Mike Barrett and wife, Donna Barrett

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Juan F. Guzman and Adela Guzman, husband and wife

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Oak Highlands, Phase I, of record in Plat Book 6900, pages 431 to 435, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Mike Barrett and wife, Donna Barrett by deed from Patrick M. Mullen and wife, Rebecca A. Mullen of record in Book 11040, Page 502, Register's Office for Davidson County, Tennessee.

STATE OF
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $ 151,000.00.

Subscribed and sworn to before me this the 24th day of July, 2000.

AFFIANT-

NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 11/17/02

(Affix Seal)

This is unimproved ( ) property, known as 4905 Alexis Drive, Antioch, Tennessee 37013
improved (X)
(House Number) (Street) (P.O. Address) (City of Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we 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 encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 5th day of January, 2000 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John Mike Barrett

Donna Barrett

STATE OF TENNESSEE

COUNTY OF

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ _____ _____ to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Mike Barrett and wife, Donna Barrett _____ _____, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal, at office in Brentwood, TN, this 5th day of January, 2000.

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Marolyn M. Blackman
Notary Public

My Commission Expires: 01-27-01

ENCUMBRANCES:

Taxes for the year of 1999, a lien, due and payable, but not yet delinquent.

Declaration of Covenants, Conditions and Restrictions of record in Book 7350, page 24, as re-recorded in Book 7367, page 587 and amended in Book 8765, page 77, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, pages 431-435, Register's Office for Davidson County, Tennessee.

Conveyance of sewer mains to Metro of record in Book 7748, page 408 and Book 7748, page 412, Register's Office for Davidson County, Tennessee.

Conveyance of water mains to Metro of record in Book 7748, page 448 and Book 7748, page 453, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7189, page 379, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, page 978, Register's Office for Davidson County, Tennessee.