PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/21/01 11:08 2pgs
Fees:11.00 Taxes:621.60
20010321-0027111

W & I Ref: (gj) Title No: 42227
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew E. Haege Jessica Trimmer-Haege 912 Willow Oak Court Nashville, TN 37221	SunTrust Bank 201 Fourth Avenue N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 156-1-C-44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 168000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cory Michael Guerreno and spouse, Karen Brick Guerreno,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew E. Haege and spouse, Jessica Trimmer-Haege,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of East Colony at Riverbend of record in Book 7900, page 4 and amended in Book 7900, page 33, Register's Office for said County.

SAID Lot No. 44 fronts 48.13 feet on the southeasterly margin of Willow Oak Court and extends back 112.61 feet on the northeasterly line and 110.54 feet on the southwesterly line to a dead line in the rear, measuring 85.31 feet thereon.

BEING the same property conveyed to Cory Michael Guerreno and wife, Karen Brick Guerreno by deed from Fox Ridge Homes, Inc., of record in Book 10252, page 879, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 4 and amended in Book 7900, page 33, said Register's Office, which Plan shows a 20 foot minimum building setback line from Willow Oak Court, together with additional setback building designations and 15 foot and 10 foot easement for utility purposes along the front and rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 5354, page 765, Book 5403, page 5, Book 7199, page 119, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 912 Willow Oak Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2001.

Cory Michael Guerreno **Karen Brick Guerreno**

State of Tennessee
County of Williamson

On this 15th day of March, 2001, before me the undersigned authority, personally appeared **Cory Michael Guerreno** and **Karen Brick Guerreno**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

My Commission Expires: _____ Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 168000.00

Affiant

Sworn and subscribed before me on the 15th day of March, 2001.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

My Commission Expires: _____ Notary Public