WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/01 15:12 2pgs
Fees:13.00 Taxes:476.93

20010904-0095477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of August, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/17/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesusa Guinid	First American Tax Service	149-12B-015.00
(NAME) 1413 Cane Court	(NAME) 8435 Stemmons Freeway	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Dallas, TX 75847	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel Rohrer and wife, Tina Rohrer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jesusa Guinid and husband, Manuel Guinid** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 29, on the Plan of Forest Cove, Phase 1, of record in Book 9700, pages 754 and 755, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Rohrer and wife, Tina Rohrer by Warranty Deed of record in Instrument No. 20001180005711, Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8550, page 755, as amended in Book 9029, page 978, Book 11149, page 641, Book 11313, page 436, Book 11317, page 737 and Book 11595, page 877; Homeowners Association Charter of record in Book 11595, page 877; any and all matters as shown on plat of record in Plat Book 9700, page 754 & 755, all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 1413 Cane Court Nashville TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 30th Day of August, 2001.

Daniel Rohrer
Daniel Rohrer

Tina Rohrer
Tina Rohrer

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Daniel Rohrer and Tina Rohrer, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th Day of August, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/17/02

CONNIE R. GILL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN