Box 13
4543

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, Tn 37075
File No. 05-0210-60567

Record & Return To:
Advantage Title & Escrow, Inc.
3354 Perimeter Hill Drive, Suite 142
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 99,000.00

Affiant

Subscribed and sworn to before me this 31st day of October, 2002.

Notary Public
My commission expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Mildred J. Guzman 6030 Cortez Court Hermitage, TN 37076		086-02-0-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward W. Bates and Wendy A. Taylor, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ovidio Guzman and wife, Mildred Guzman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward W. Bates and wife, Wendy A. Taylor, by deed from Jack Andrew Seckman and wife, Allison F. Seckman, of record in Book 10717, Page 57, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 6030 Cortez Court, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 31st day of October, 2002.

Edward W. Bates

Wendy A. Taylor

Davidson County DEEDWARR
Recvd: 11/14/02 14:53 2pgs
Fees:13.00 Taxes:366.30

20021114-0141378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward W. Bates, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in NASHVILLE, Tennessee, this 31st day of October, 2002.

Notary Public: Angela A. Ramsey

My Commission expires: 5/28/2006

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wendy A. Taylor, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in GOODLETTSVILLE, Tennessee, this 31st day of October, 2002.

Notary Public: Angela A. Ramsey

My Commission expires: 5/28/2006

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006