WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ **104500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 19 DAY OF **DECEMBER, 2003**

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/24/2006

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/05/04 08:19 2pgs
Fees:13.00 Taxes:386.65

20040105-0000985

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Rebeca Barba and Pedro Barba	**same**	**149-9-155**
4757 Apollo Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carlos Figueroa and wife, Teresa S. Figueroa,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Rebeca Barba and Pedro Barba, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 190 pn the Plat of Barclay Square, Section 3, of record in Plat Book 4675, said 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carlos Figueroa by Deed from Ion Alexandru Preda and spouse, Adriana Preda dated 05/28/99 and recorded 06/08/99 in Book 11518, page 303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2004 and subsequent years a line but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters of record in the Plan of Record in Plat Book 4675, page 154, said Register's Office.

Subject to Restrictions of record in Book 4872, page 490, said Register's Office.

This ( )Unimproved
( ) Improved property is known as: **4757 Apollo Drive**
Antioch, TN 37013

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 and assigns forever; and we do not covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the 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 19 day of **December, 2003**

Carlos Figueroa **Teresa S. Figueroa**

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, thewithin named, **Carlos Figueroa and wife, Teresa S. Figueroa,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WILSON COUNTY, **Tennessee.**

This 19 day of **December, 2003**

Notary Public

My Commission Expires: 7/29/2006

MELISSA J. LONG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006