Davidson County DEEDWARR
Recvd: 04/02/04 09:23 2pgs
Fees:13.00 Taxes:381.10

20040402-0037183

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$103,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March, 2004

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Andrew T. & Jennifer J. Baumann 1020 Jacksons Valley Rd. Hermitage TN 37076	AmSouth Bank 2050 Parkway Office Circle Birmingham AL 35244	Map 86.07 Parcel 36.00

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,

Guillermo B. Burgos and wife, Martina E. Burgos by and through Guillermo B. Burgos Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew T. Baumann and wife, Jennifer J. Baumann

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 20 ON THE PLAN OF PHASE I SECTION ONE JACKSON'S RETREAT, OF RECORD IN BOOK 5200, PAGE 286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GUILLERMO B. BURGOS AND WIFE, MARTINA E. BURGOS BY DEED FROM WILLIAM C. BRUSH AND WIFE, NANCY H. BRUSH, DATED AUGUST 21, 1997, AND OF RECORD IN BOOK 10579, PAGE 701, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 286, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line from Jackson's View Road, a 15 foot minimum building setback line from Jackson's View Road, and a 2.5 foot by 25 foot anchor easement.
3) Property is subject to Restrictive Covenants contained in Book 5676, Page 67, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1020 Jackson Valley Road, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns, forever; and we do 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 forever 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 our hand(s) this 26th day of March, 2004.

Guillermo B. Burgos

Martina E. Burgos by Guillermo B. Burgos Attorney-in-Fact
BY GUILLERMO B BURGOS ATTY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Guillermo B. Burgos, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guillermo B. Burgos, Attorney-in-Fact for Martina E. Burgos, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Martina E. Burgos for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 2004

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

B. 35170
Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027