THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 07/06/04 10:52 2pgs
Fees:13.00 Taxes:684.50
20040706-0079825

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Carolina Guaman 1219 Pierce Road Madison, TN 37115	Full Spectrum Lending, Inc. 810 Crescent Centre Drive S-120 Franklin, TN 37067	34-13 200 & 201

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,

Mary Nell Lee Dean, unmarried

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

Carolina Guaman, a married woman

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:

Land in the 11th Civil District of Davidson County, Tennessee, being Tract #2 as shown on an unrecorded survey made by N.G. Jenkins, Surveyor, July 2, 1956, and being part of Lot No. 21 in the resubdivision of the Dixie Pure Food Company's Subdivision, as of record in Book 421, Page 30, Register's Office for said County.

Said Tract #2 fronts 100 feet on Pierce Circle (formerly Woods Avenue) and extends back 581.8 feet on the easterly side and 460.01 feet on the westerly side and 460.1 feet on the westerly side to the L&N Railroad right-of-way on which it measures 133.2 feet.

AND

Land in the 11th Civil District, formerly the 19th, of Davidson County, Tennessee, being Tract #3 as shown on an unrecorded survey made by N.G. Jenkins, Surveyor, July 2, 1956, and being part of Lot No. 21 in the resubdivision of the Dixie Pure Food Company's Subdivision, as of record in Book 421, Page 30, Register's Office for said County.

Said Tract #3 fronts 100 feet on Pierce Circle (formerly Woods Avenue) and extends back 460.1 feet on the easterly side and 338.4 feet on the westerly side to the L&N Railroad right-of-way on which it measures 133.2 feet.

Tract # 2 being the same property conveyed to W.R. Dean and wife, Mary Nell Lee Dean by deed from Lester Lee, widower, dated June 18, 1960, of record in Book 3134, Page 40, and thence conveyed to Mary Nell Lee Dean by Quitclaim Deed, dated October 1, 2002, of record in Instrument No. 20021008-0122999, Register's Office for Davidson County, Tennessee.

Tract # 3, being the same property conveyed Mary Nell Lee Dean by Deed dated June 18, 1960, of record in Book 3133, Page 593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1219 Pierce Road Madison, TN 37115

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 HANDS THIS 25th day of June, 2004

Mary Nell Lee Dean

Mary Nell Lee Dean

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Mary Nell Lee Dean, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 25th day of June, 2004

K. J. Shelton
Notary Public

My Commission expires July 24, 2007

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Carolina Swaman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of June, 2004

My Commission Expires: July 24, 2007

K. J. Shelton
Notary Public

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN