Bk 34

My commission expires: 1/28/06 Davidson County DEEDWARR Recvd: 07/07/04 08:07 2pgs Fees:13.00 Taxes:513.93 20040707-0080231 Notary Stamp	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $138,900.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2004 Notary Public LYNDA KAYE JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adrian Landaverde	First National Bank of Arizona	**Map 150-3, Parcel 17**
3408 Harvest Court	1760 Old Meadow Rd 3rd Fl	
Antioch, TN 37013	McLean, VA 22102	

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

Quin M. Wegenka and wife, Lori L. Wegenka

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

Adrian Landaverde

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 Davidson County, Tennessee, being Lot No. 3 on the Plan of The Country, Section One, as of record in Book 4955, page 48, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Quin M. Wegenka and wife, Lori L. Wegenka, by Warranty Deed, from Bobby L. Tucker et ux, Kathy D. Tucker, of Record in Book 6460, page 686, Dated December 19, 1984, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4955, Page 48, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5111, Page 606, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 3408 Harvest Court, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 30th day of June, 2004.

6/30/04

Quin M. Wegenka

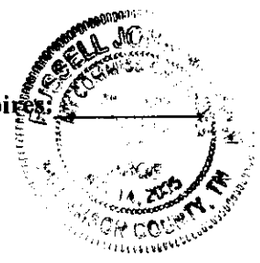
6-30-04

Lori L. Wegenka

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Quin M. Wegenka and wife, Lori L. Wegenka, the within named sellers, with whom I am personally acquainted (or 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 30th day of June, 2004.



My Commission Expires: _____

Notary Public