McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 08/05/04 16:36 2pgs
Fees:13.00 Taxes:425.13
20040805-0094623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 2004.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carlos A. Figureoa
120 Antioch Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
148-3-163

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stone Steps Realty, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **Carlos A. Figureoa, an unmarried man,** hereinafter referred to as 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. 1017 on the Plan of Cherokee Hills, Section 10, as of record in Book 4660, Page 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stone Steps Realty, Inc., by Substitute Trustee's Deed from Priority Trustee Services of TN, L .L.C. of record in Instrument No. 20040325-0033716, Register's Office of Davidson County, Tennessee dated March 11, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4660, Page 27, shows an Owner's Certificate, a 30 foot minimum building setback line from Antioch Court and a 10 foot easement for public utility and drainage purposes along the rear and easterly line of said lot, Register's Office for Davidson County, Tennessee.

Easement for storm and sanitary sewer along the northeasterly portion of said lot, of record in Book 4660, Page 27, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 120 Antioch Court, Antioch, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of July, 2004.

President

Stone Steps Realty, Inc.
By: Jeff Carneal
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jeff Carneal, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved himself to be the President of Stone Steps Realty, Inc., and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2004.

Notary Public
My commission expires: 11.22.05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN