This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040258

Davidson County DEEDWARR
Recvd: 08/12/04 10:43 2pgs
Fees:13.00 Taxes:615.68
20040812-0097456

Send Tax Bills To:
American Mortgage Network, Inc.
11625 Rain Water Drive, Bld 500, Ste 650
Alpharetta, GA 30004

New Owner is: Esther L. Atencio
461 Wickford Ave.
La Puente, CA 91744

MAP: 172-08-O-B-7.00CO
PARCEL:

After Recording Return To:
Heritage Title Services, LLC
~~One Lakeview Plaza~~
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Matthew DeYoung and wife Shannon C. DeYoung**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Esther L. Atencio** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 7 on the Revised Final Plat of Bridle Downs, Phase One, of record in Book 6900, page 545, Book 6900, pages 701-703, and Surveyor's Certificate of Correction of record in Book 8169, page 240, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew DeYoung and wife, Shannon C. DeYoung from Harold J. Frelix, Sr. and wife, Frances B. Frelix by Warranty Deed dated July 28, 2000 and recorded August 2, 2000 in Instrument No. 200008020076337, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 6900, page 545, Book 6900, pages 701-703, and Surveyor's Certificate of Correction of record in Book 8169, page 240, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of June, 2004.

GRANTOR:

Matthew DeYoung

Shannon C. DeYoung

RECORDERS MEMO:
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew DeYoung and wife Shannon C. DeYoung**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25 day of June, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $166,400.00.

Affiant

SWORN TO and subscribed before me this 25 day of June, 2004.

JANE GA... DAVIDSON COUNTY, TEN...

My Commission Expires SEPT. 30, 2008

NOTARY PUBLIC