Davidson County DEEDWARR
Recvd: 09/02/04 13:59 2pgs
Fees:13.00 Taxes:517.63
20040902-0106441

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 27 day of August 2004.

Notary Public
My commission expires: 11-13-07

SHELBY V. STEELE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Brandon Russo 3705 Nate Cove Antioch, TN 37013	New Owner	183-05-0-A/50.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Leticia R. Quihuis Tullis Varela hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joseph Brandon Russo an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 449 on the plan of October Woods, Phase One Section Two of record in Plat Book 7900 page 909 and amended in Book 9700 page 54 and 55 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lonnie R. Tullis and wife Leticia R. Quihuis Tullis by deed from Yazdian Construction, Inc. of record in Book 10070 page 305 Register's Office for Davidson County, Tennessee. Lonnie R. Tullis is now deceased and Leticia R. Quihuis Tullis is the surviving tenant by the entireties. Leticia R. Quihuis Tullis is now remarried and known as Leticia R. Quihuis Tullis Varela.

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of October Woods Phase One of record in Book 7900 Page 909 and amended in Book 9700 page 54 and 55, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9840 page 76 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for October Woods Homeowners Association of record in Book 9840 Page 267 5) Easement of record in Book 8443 page 75 6) Agreement in Book 9771 page 560 and Book 10010 page 50 7) Restriction of record in Book 5047 page 661 and Book 5047 page 656 8) Charter of record in Book 9840 page 259 9)

This property is improved property known as 3705 Nate Cove, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27 day of August, 2004.

Leticia R. Quihuis Tullis Varela

Victor Varela
Who joins in this conveyance for the sole purpose of conveying any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leticia R. Quihuis Tullis Varela and Victor Varela, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of August, 2004.

Notary Public

My Commission expires: 4.2.07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

FILE NO: 04572