H-1780

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number:18810D

MAP/GROUP/PARCEL:
053-06-C-A/203.00 co

NEW OWNER'S NAME AND ADDRESS:
Matthew C. Fakes and Cynthia L. Fakes
2217 Riverway Drive
Old Hickory Tennessee 37138

Davidson County DEEDWARR
Recvd: 09/10/04 12:27 2pgs
Fees:13.00 Taxes:555.00
20040910-0109634

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Joe R. Casias and Christina C. Casias, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto Matthew C. Fakes and Cynthia L. Fakes, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 203 on the Plan of Phase Two, Waterford Subdivision of record in Plat Book 7900, Page 412, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> The subject property is improved property commonly known as 2217 Riverway Drive Old Hickory, Tennessee.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 10993, Page 167, Register's Office for Sumner County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joe R. Casias

Christina C. Casias

Christina C. Casias

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joe R. Casias and Christina C. Casias, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of August, 2004.

NOTARY PUBLIC

My Commission Expires:

3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $150,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of August, 2004.

NOTARY PUBLIC

My Commission Expires:

1/28/06

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Jan 28, 2006

Record & Return To:

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072