Return To:
#8298

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville, TN 37211
615-777-2011

Davidson County DEEDWARR
Recvd: 09/14/04 12:41 2pgs
Fees:13.00 Taxes:481.00
20040914-0110810

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of July, 2004.

Notary Public

My Commission Expires: 5/28/04

My Commission Expires MAY 28, 2006

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:
Joaquin Castellanos
4485 LaVergne Couchville Pike
Antioch, Tennessee 37013

SEND TAX BILLS TO:
~~NEW OWNER~~ First Franklin Financial Corp.
112 Town Park Dr. Suite G-150
Kennesaw, GA. 30144

MAP-PARCEL NUMBERS:
176-05-0-045.00

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, **Prudential Relocation, Inc., a Colorado corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Joaquin Castellanos** *unmarried 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 2, Section B on the Plan of Hickory Woods Estates, of record in Plat Book 6900, Page 510, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Prudential Relocation Inc., a Colorado corporation by Warranty Deed from Paul A. Rice and Lillie M. Rice, married, of record in Instrument No. 20040914 0110809, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 4485 LaVergne Couchville Pike, 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 23rd day of July, 2004.

Prudential Relocation, Inc., a Colorado corporation

By: Glenda Hicks

Its: Assist. Secretary

STATE OF District o
COUNTY OF Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenda Hicks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Assist Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2004.

Michon D. Wilkins
Notary Public

My Commission Expires: _____

...ichon D. Wilkins
My Commission Expires November 14, 2008

