Davidson County DEEDWARR
Recvd: 09/17/04 10:28 2pgs
Fees:13.00 Taxes:517.63
20040917-0112111

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Juan Villanueva**
Address **805 Reeves Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Ralph L. Fawver and Joyce O. Fawver** have this day bargained and sold, and do hereby transfer and convey unto **Juan Villanueva, an unmarried person, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 239 on the Plan of Debra Heights, Section 2, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Ralph Lee Fawver and wife, Joyce O. Fawver by Warranty Deed from Philip Berlin and Reynold Bubis, of record in Book 4077, Page 464, dated November 9, 1966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 148 Group 16 Parcel 43

This is improved property known as: 805 Reeves Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **9th** day of **September, 2004**.

Ralph L. Fawver

Joyce O. Fawver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Jeffrey C. Horn**, a Notary Public in and for said County and State, **Ralph L. Fawver and Joyce O. Fawver** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **9th** day of **September, 2004**.

Commission expires **01/26/08**

Jeffrey C. Horn
Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

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

Affiant

Subscribed and sworn to before me, this the 9th day of September,2004.

My commission expires: 01/26/08

Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008