File #200480189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

KIMBERLY A. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javier Villarreal and wife, Gay Burden Villarreal	SunTrust Mortgage, Inc.	Map: 7-128
(NAME) 1824 Fox Chase Drive	(NAME) 201 4th Avenue North, 7th Floor	Parcel:
(ADDRESS) Goodlettsville TN 37072	(ADDRESS) Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KERRY M. BATEMAN AND WIFE, WANDA A. BATEMAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JAVIER VILLARREAL AND WIFE, GAY BURDEN VILLARREAL**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Plan of Fox Chase Meadows, as shown by plat appearing of record in Plat Book 5200, Page 194, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kerry M. Bateman and wife, Wanda A. Bateman by Warranty Deed dated July 26, 1984 of record in Book 6347, Page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 5498, Page 848, as amended in Book 6331, Page 408; all matters shown on plat of record in Plat Book 5200, Page 194; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1824 Fox Chase Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 17th day of September, 2004.

Kerry M. Bateman

Wanda A. Bateman

Davidson County DEEDWARR
Recvd: 09/21/04 10:16 2pgs
Fees:13.00 Taxes:851.00

20040921-0113435

STATE OF Tennessee

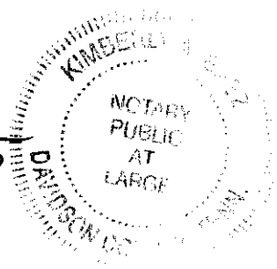
COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Kerry M. Bateman and wife, Wanda A. Bateman who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of September, 2004.

Kimberly A. Bass

Notary Public



My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066