This Instrument Prepared By:
**Thomas I. Bottorff, Attorney-at-Law**
**Watauga Title of Rutherford Co., LLC**
**151 Heritage Park Dr., Ste. 403, Jackson Sq.**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
Antonio Salinas
300 Bart Drive
Antioch, TN 37013

**SEND TAX BILL TO:**
Mortgagee

**MORTGAGEE:**
MiCasa of America
1011 Cherry Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 10/12/04 15:03 2pgs
Fees:13.00 Taxes:444.00
20041012-0123093

**MAP** 162-3
**CTRL MAP**
**GROUP**
**PARCEL** 124

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey D. Adams and wife, Sarah C. Adams** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Antonio Salinas, unmarried,** 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. 381, Plan of Antioch Park, Section 5, according to survey and plat of same appearing of record in Plat Book 4460, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jeffrey D. Adams and wife, Sarah C. Adams by deed from State Street Bank & Trust Company, as Trustee for Sovereign Bank Home Equity Loan Trust 2000-1 of record in 20040601-0063872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **300 Bart Drive, 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, GRANTORS do 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the **5th** day of **October, 2004**.

**Jeffrey D. Adams**

**Sarah C. Adams**

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey D. Adams and wife, Sarah C. Adams**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of October, 2004.

NOTARY PUBLIC

LISA D. TURNER Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires: 11-21-04

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of ~~October, 2004~~.

NOTARY PUBLIC

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007

My Commission Expires: 1/27/07