Davidson County DEEDWARR
Recvd: 11/08/04 13:47 3pgs
Fees:18.00 Taxes:314.50

20041108-0134391

PICK-UP

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8th DAY OF OCTOBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-08

MONTE POE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jose Carlos Romero	U. S. Bank Home Mortgage	MAP: 148
4905 Packard Drive	P. O. Box 7298	GROUP: 14-O
Nashville, TN 37211	Springfield, Ohio 45501-7298	PARCEL: 5

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AIMEE MARIE SCHANTZ AND JUSTEN RICHARD CIMINO, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSE CARLOS ROMERO, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4905 Packard Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 4th day of October, 2004.

Aimee Marie Schantz

STATE OF Washington

COUNTY OF King

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Aimee Marie Schantz, the bargainor(s), ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Seattle, Washington , this 7th day of October, 2004.

Notary Public Brook Candace Self

My Commission Expires: 9/9/06

BROOK CANDACE SELF NOTARY PUBLIC COMMISSION EXPIRES 9-9-06 STATE OF WASHINGTON

Justen Richard Cimino

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Justen Richard Cimino, the bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bank of America this 7 day of October, 2004.

Notary Public

My Commission Expires: 2/5/06

JOHN F. CARR
Notary Public, State of Florida
My comm. expires Feb. 05, 2006
No. DD088144

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 158, on the Plan of Locustwood, Section 3, of record in Book 2663, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Aimee Marie Schantz and Justen Richard Cimino, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Phyllis J. Dickens formerly Phyllis J. Ramsey and husband, Richard B. Dickens, of record in Book 11518, Page 194, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.