FILE NO. SP43539
FILE BOX "7"

This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $108,500.00

Affiant

Davidson County DEEDWARR
Recvd: 12/22/04 14:52 2pgs
Fees:13.00 Taxes:401.45

20041222-0152465

Subscribed and sworn to before me, this 15th day of December, 2004

Notary Public
My commission expires: 3/25/06

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Adam Raymond 1721 Londonview Place Antioch, TN 37013	NEW OWNER	151/10/0A/185.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Juan C. Buruca and Fabiola Garcia Navarette, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Adam Raymond, a single person, and Shauna Mohammed, a single person, as Joint Tenants with Rights of Survivorship, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 153 on the Plan of Villages of Long Hunter, Phase 2, of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juan C. Buruca and Fabiola Garcia Navarette, as Joint Tenants with Right of Survivorship, by Warranty Deed from Ole South Properties, Inc., of record as Instrument Number 20030409-0047357, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2005 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Villages of Long Hunter, Phase 2, of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants, of record in Instrument Number 20020718-0086411, Register's Office for Davidson County, Tennessee.
4. Easements of record in Book 8197, page 288; Book 9661, page 919; Book 2338, page 466; Instrument Number 20000906-0088272; and Instrument Number 20001030-0107415, Register's Office for Davidson County, Tennessee.
5. All matters of record in Book 4446, page 423; and Book 4535, page 351, Register's Office for Davidson County, Tennessee.
6. All matters of record in the Register's Office of Davidson, Tennessee.

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, his/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/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.

This property is improved property known as: 1721 Londonview Place, Antioch, TN 37013.

WITNESS my hand this 15th day of December, 2004.

Juan C. Buruca

Juan C. Buruca

Fabiola Garcia Navarette

Fabiola Garcia Navarette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juan C. Buruca and Fabiola Garcia Navarette, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2004.

Notary Public

My Commission expires: 03/19/2006

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN