File #200430267

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00.

Kim Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/24/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alissa Sue Rosenau and Tim Rosenau	New Owner	Map: 150-07-20
(NAME) 3260 New Towne Road	(NAME)	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(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, **ANDREW V. BACA AND WIFE, ANDREA L. BACA, (formerly known as Andrea L. Kimmey)** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ALISSA SUE ROSENAU AND HUSBAND, TIM ROSENAU**, 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. 104, on the Plan of Section One, Towne Village of the Country, as shown by plat appearing of record in Plat Book 5200, Pages 55 and 56, 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 Andrew V. Baca and Andrea L. Kimmey (now known as Andrea L. Baca) by Warranty Deed dated March 28, 1997 of record in Book 10407, Page 112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 5289, Page 687; all matters shown on plat of record in Plat Book 5200, Pages 55 and 56; 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 3260 New Towne Road, Antioch, TN 37013
(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 Grantors 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 29th day of December, 2004.

Andrew V. Baca

Andrea L. Baca

BY: Andrea L Baca attorney in fact
Andrea L. Baca, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 01/03/05 15:45 2 pgs
Fees:13.00 Taxes:416.25

20050103-0000782

STATE OF Tennessee

COUNTY OF Rutherford

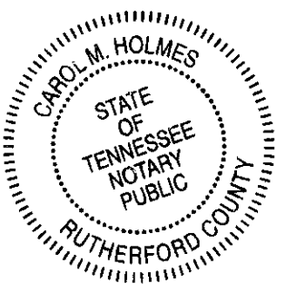
On this 29th day of December, 2004, before me personally appeared Andrea L. Baca, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Andrew V. Baca and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book _____, Page ___, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 29th day of December, 2004.

Carol M Holmes

Notary Public

My Commission Expires: 6/22/08



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167

* 20050103-0000781