THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19547C

MAP/GROUP/PARCEL:
062-00-0/085.00

Davidson County DEEDWARR
Recvd: 01/12/05 08:17 2 pg:
Fees:13.00 Taxes:677.10
20050112-0004240

NEW OWNER'S NAME AND ADDRESS:
MARIANELA LANDEIRO
621 HIDDEN ACRES DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **CAROL A. BOYD, AN UNMARRIED WOMAN**, hereinafter called Grantor, does hereby transfer and convey unto **MARIANELA LANDEIRO, A MARRIED WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF NEELEY'S BEND ACRES, SECTION 1, AS OF RECORD IN BOOK 4175, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 621 Hidden Acres Drive, Madison, Tennessee.

BEING the same property conveyed to Grantor herein by deed dated the 28th day o of September, 2003, of record in Instrument Number 20031016-0153179, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Carol A. Boyd

CAROL A. BOYD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **Carol A. Boyd**, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 7th day of January, 2005.

NOTARY PUBLIC

Exp: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $183,000.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of January, 2005.

NOTARY PUBLIC

Exp: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY