Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/17/05 13:33 2 pgs
Fees:13.00 Taxes:629.00
20050317-0029518

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 16th day of March 2005

Notary Public
My commission expires: 4/2/07

NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Carlos A. Barquero	American Home Mortgage	085-09-0[illegible]
3125 Hunters Hill Rd.	7142 Columbia Gateway Dr	
Nashville TN 37214-0000	Columbia MD 21046-2132	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Elsie G. Adams an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Carlos A. Barquero and wife Laura A. Barquero hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 89 on the plan of Knob Section of Linocya Hills of record in Book 2331 Page 6 Register's Office for Davidson County, Tennessee

Said Not No. 89 fronts 161.43 feet on the southwesterly side of Hunter's Hill Road and runs back, 255.3 feet on teh northwesterly line and 252.8 feet on the southeasterly line to a dead line which is a broken line on which it measures 60 feet.

Being the same property conveyed to Ernest B. Adams and wife, Elsie G. Adams by deed from W. H. Freeman and wife, Marie T. Freeman of record in Book 2339 Page 165 Register's Office for Davidson County, Tennessee. Ernest B. Adams having since died on November 17, 1979 leaving Elsie G. Adams as the surviving tenant by the entireties.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Knob Section of Lincoya Hills of record in Book 2331 Page 6, Register's Office for Davidson County, Tennessee

This property is improved property known as 3125 Hunters Hill Rd., Nashville, Tennessee 37214-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 16 day of March, 2005

Elsie G. Adams by Peggy Newport atty in fact
Elsie G. Adams
By: Peggy Newport, Attorney In Fact
Of record in Instrument No. 20050315-0028521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16R day of March, 2005, before me personally appeared Peggy Newport to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elsie G. Adams acknowledged that such person executed the same as the free act and deed of Elsie G. Adams.

Notary Public

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

My Commission expires 4/21/07

Notary Public

My Commission expires: _____

FILE NO: 04798