REALTY TITLE 15
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 03/24/05 10:54 2 pgs
Fees:13.00 Taxes:458.80
20050324-0032041

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of March, 2005.

Notary Public

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 9-16-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Erlinda Arreola and Moises Gonzales
1125 Jackson's View Road
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
086-07-0-030

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debbie Hoover, formerly known as Debbie Lyn Bradley** hereinafter referred to as Grantors, hereby transfers and conveys to **Erlinda Arreola and Moises Gonzales, wife and husband,** hereinafter referred to as 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 Lot No. 69 on the Plan of Jackson's Retreat Phase I, Section II as of record in book 5200, page 334, 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 Debbie Lyn Bradley by Warranty Deed from William A. Justus and wife, Betty Jo Justus of record at Instrument No. 20020405-0041619, Register's Office for Davidson County, Tennessee, dated march 22, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 334, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5741, Page 360, Book 5676, Page 67, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee.

Charter of HOA of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1125 Jackson's View Road, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 18th day of March, 2005.

Debbie Hoover

Debbie Hoover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbie Hoover, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2005.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES OCTOBER 12, 2008